

# EAST HANNEY NEIGHBOURHOOD DEVELOPMENT PLAN

## Consultation Statement- Supporting Appendices

January 2023

## Contents

Appendix A - Area Designation Consultation Summary .....	3
Appendix B - East Hanney and West Hanney Neighbourhood Plans Public Consultation.....	5
Appendix C - East and West Hanney Neighbourhood Plans Hanney History Group Feedback .....	7
Appendix D - East and West Hanney Neighbourhood Plans Youth Consultation Event.....	13
Appendix E - East Hanney Neighbourhood Plan New development engagement event .....	16
Appendix F - East Hanney Neighbourhood Plan Thames Water engagement .....	17
Appendix G - East Hanney Neighbourhood Plan Engagement with Hanney Chapel.....	18
Appendix H - East and West Hanney Neighbourhood Plans public engagement event – tea and scones.....	20
Appendix I - Open Engagement Meeting for Residents by East and West Hanney Neighbourhood Plans with The Hanneys Flood Group .....	22
Appendix J - East and West Hanney Neighbourhood Plans Engagement at Primary and Preschool fete .....	23
Appendix K - East and West Hanney Neighbourhood Plans Engagement with Oxfordshire Highways .....	24
Appendix L - East and West Hanney Neighbourhood Plans Consultation with Letcombe Brook Project .....	26
Appendix M - East Hanney Neighbourhood Plan Community Survey .....	28
Appendix N - East and West Hanney Neighbourhood Plans Village Boundary Open Consultation .....	32
Appendix O - Outcomes of early consultations (2016-17) and the community survey.....	34
Appendix P - Early drafts – Consultation with the District Council Neighbourhood Council Planning Team .....	38
Appendix Q - Notification and publication of the Regulation 14 pre-submission consultation .....	39
Appendix R - Response to Regulation 14 consultation from Vale of White Horse District Council.....	42
Appendix S - Response to Regulation 14 consultation from Oxfordshire County Council .....	77
Appendix T - Response to Regulation 14 consultation from West Hanney Parish Council .....	81
Appendix U - Response to Regulation 14 consultation from village and community groups .....	82
Appendix V - Response to Regulation 14 consultation from statutory consultees .....	83
Appendix W - Response to Regulation 14 consultation from landowners and interested parties .....	87
Appendix X - Response to Regulation 14 consultation from residents .....	105
Appendix Y - second consultation with VOWH NP team and specialists.....	118
Appendix z – Regulation 14 consultation consultees list.....	120

## Abbreviations

EHPC	East Hanney Parish Council
EHNP	East Hanney Neighbourhood Plan
EHNP SG	East Hanney Neighbourhood Plan Steering Group
OCC	Oxfordshire County Council
SODC	South Oxfordshire District Council
VOWH	Vale of White Horse District Council, also abbreviated to 'the District'

## Appendix A - Area Designation Consultation Summary

	Consultee	Organisation/ Agent	Support proposed area?	Any other comments?	Council's Response
1.	Highways Agency			No comment	Noted
2.	Gladman Development			Agents acting on behalf of Gladman Developments, whilst not formally objecting to the application, asked to be included in the future Neighbourhood Plan production.	Response to be forwarded to Parish Council
3.	Health and Safety Executive			No comments to make, as plan area does not fall within any major hazard zones.	Noted
4.	The Coal Authority			No comment	Noted
5.	Oxfordshire County Council			The County Council provided information in relation to its Neighbourhood Planning toolkit and asked for this information to be passed on.	Response to be forwarded to Parish Council
6.	Scottish and Southern Energy			No comment	Noted
7.	Marine Management Organisation			No comment	Noted
8.	Environment Agency			The Environment Agency provided guidance for the emerging Neighbourhood Plan.	Response to be forwarded to Parish Council
9.	Natural England			Provided guidance to assist with the production of the emerging Neighbourhood Plan.	Response to be forwarded to Parish Council
10.	<b>**REDACTED**</b>		Y		Noted
11.	Thames Water			Thames Water submitted comments that the emerging Neighbourhood Plan	Response to be forwarded to Parish Council. The Neighbourhood Plan is required to

				should have regard to the safeguarded Upper Thames Reservoir policy, found in the emerging Local Plan 2031.	comply with the Local Plan. Advice will be provided by the Neighbourhood Plan officer during the process.
12	English Heritage			Provided guidance to assist with the production of Neighbourhood Plans and the utilisation of heritage.	Response to be forwarded to Parish Council

## Appendix B - East Hanney and West Hanney Neighbourhood Plans Public Consultation

The Parish of East Hanney lies close to the Parish of West Hanney and shares a number of facilities. For example, whilst located in East Hanney the Memorial Hall is a village hall shared by both communities and managed by a committee of residents from both Parishes. The respective village sports fields are also at the same location although each has different facilities provided by the respective parishes. There are also a large number of community run clubs jointly supported by residents from each Parish. Thus, when the opportunity of preparing for a Neighbourhood Plan arose, there was benefit from planning some initial consultation and launch events together. Hence, certain of the very early events recorded below reflect some joint initiative where indicated.

As the consultation and Neighbourhood Planning process developed, each Parish followed its own path. The early work undertaken discovered that whilst the 2 communities had areas of shared interest, aspects relating to the individual Parish areas also affected the priorities, concerns and wishes for the future independently. The East Hanney Neighbourhood Plan reflects the vision, ambitions, concerns and needs for the future of East Hanney as developed from the consultation and the Neighbourhood Planning process.

### Launch Event

The Launch event on 17th April 2016 was advertised in the following ways:

#### Launch invites sent out ...

**Neighbourhood Plans launch event  
Hanney War Memorial Hall  
Sunday 17th April 2016, 2:30-5pm**

There will be a 30 minute presentation and Q&A at 3pm by Tom McCulloch from Community First Oxfordshire. There will be lots of background information in the form of an exhibition and the opportunity to give your input.  
**Your village - Your plan**

### Posters

Posters placed on 12 March 2106 in the Notice boards below. Text as per advert in Village Newsletter below.

- West Hanney Bus shelter
- East Hanney Bus shelter opposite Black Horse
- East Hanney Bus stop outside the Old Bakery
- East Hanney Bus shelter on A338
- Hanney Preschool
- Hanney Primary School

### Village Newsletter

Full page advert in April edition of the Haney News which is delivered to every house in East and West Hanney.



## Village Website

Advert placed on TheHanneys.org.uk website on 12<sup>th</sup> March:

### **Neighbourhood Plans Launch Event**

**The Neighbourhood Plans Launch Event is to take place at the Hanney War Memorial Hall on Sunday 17th April 2016, 2:30-5pm.**

Advert placed on the Parish Council website:

### **Neighbourhood Plans launch event, Hanney War Memorial Hall, Sunday 17th April 2016, 2:30-5pm**

The Localism Act introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Plans. These Neighbourhood Plans can include planning policies which reflect and respond to the unique characteristics and planning context of our villages. The Parish Councils of East and West Hanney need your help in developing these plans and planning policies.

## Other village and related web sites

The launch was widely advertised both through social media and village news. As well as through interested community groups such as the History group members of whom participated in a number of events.

### **Hanney Community Association web site**

15th March [hanneycommunityassociation.co.uk](http://hanneycommunityassociation.co.uk) website

### **Facebook**

12th March - West Hanney and East Hanney Facebook page

15th March- Hanney Community Association Facebook page

### **Twitter**

15<sup>th</sup> March HanneyCAs Twitter

### **Hanney History Group**

15min presentation at History Group event 22 March 2016.

## Appendix C - East and West Hanney Neighbourhood Plans Hanney History Group Feedback

### Format

At a Hanney History Group talk on 22 March 2016 some of the steering committee asked members of the History Group to answer three questions. These were sent back over the following few weeks.

### Question 1- what do you like about East and West Hanney?

- The stream and surrounds- red brick cottages - reasonably quiet.
- Both villages have an attractive rural character and are still fairly small; they have grown up over centuries with a diversity of building styles and with plenty of green spaces between buildings (gardens, pasture, old orchards, etc.) and with the Letcombe Brook running through EH.
- The community woodland is a huge asset and I walk round the village most days and see a variety of interesting birds for example, a kingfisher along the brook and bullfinches in the woodland, occasionally a barn owl in early evening. I appreciate the feeling of wide open space as one walks between the villages and looks northwards. I would never have come to West Hanney 3.5 years ago had I known what would be proposed in the way of building developments.
- That it is a rural village with a wonderful community spirit.
- Local community spirit and village lifestyle values.
- Surrounded by open countryside.
- Both are small separate villages - a mix of large and small dwellings, ranging in age from recent to several hundred years old; have traditional Manors, churches, pubs, mills, a stream, open fields, orchards, mixed farming, sports field, school, halls, active community with many clubs. Even has a community shop.
- Extensive footpath network,
- few street lights,
- some employment opportunities.
- Community Woodland.
- You could live and die within the village without having to leave it.  
We love the village environment in East Hanney and the ease of access to the countryside. We have made a lot of friends in both villages and have new friends coming into the village from elsewhere. The two pubs and the village shop are great assets and we use all three from time to time. We live close to the footpath from Main Street to the school and often chat to people taking their children to and from school as well as other villagers that we have got to know over the years.
- There is a real village community and we feel involved in some of the community projects. When we go to village meetings and events, we always see people we know and this gives a great feeling/well being to our community life.
- Friendliness of village neighbourhood.
- Mix of housing, many with medium to large gardens, giving a real village feel not like an estate.
- The network of footpaths leading through and round the village and giving easy access to the countryside.
- The Brook running through the village.
- The community woodland.
- Lots of local wildlife.
- Village Hall offering a range of activities.

- Community spirit in running clubs and societies and taking on responsibilities on behalf of the whole community including Flood Group, Village Shop, Community Wood, Village events (e.g. Michaelmas Fayre), Community pub etc.
- Availability of 2 pubs, 2 restaurants and the village shop.
- Bus routes to Oxford and Wantage.
- The village school attracting younger families to the village.
- The church and the large manor houses/gardens which give a historic feel and additionally provide venues for events.
- Short distance to Wantage and Abingdon for shopping and medical facilities.
- Little street lighting.
- Rural setting, mixed aged community, mixed age properties, lovely walks and footpaths, Community Woodland, Community Shop, Village Hall, Village School, Playing Fields and Children's Play area, village church, number of village organisations, 2 village pubs, regular bus route to Oxford and Wantage (E, Hanney)
- No street lighting.
- The community feel; the number of clubs running, indicative of a healthy and active community, that can be accessed; the rural nature of the village; that it is a low crime area; the lack of traffic (apart from peak times)
- Being part of a community small enough to know people – particularly helpful as you get older! Neighbours who care.
- Peaceful. Dark at night. The general environment.
- Low crime area.
- The stream and surrounds- red brick cottages - reasonably quiet.
- Sense of community.
- (Some) people prepared to volunteer for self-help e.g. for Flood Group, litter pick etc. but it is usually the same core of people.
- Good selection of clubs and societies
- Good for dog walking
- The present socio-economic profile.
- Generally low crime.
- The Community Woodland
- Wildlife still pretty good despite the best efforts of some local farmers
- Closeness to Oxford for continuing education and culture opportunities and, of course, the JR. Closeness to the Ridgeway for cycling and walking.
- Housing development
- Antisocial behaviour- litter, vandalism, dog poo, petty theft.
- Volume and speed of traffic and the number of drivers clutching mobile phones to their ears as they negotiate corners one-handed. Sat-Nav bandits in their giant trucks.
- Helicopters, particularly at night

### **What do you dislike about East and West Hanney?**

- Increase in traffic, fast through traffic (rat running) through village, increase in housing density, village losing its "soul" through too much development. Insufficient "affordable" housing for those wishing to downsize, difficulty in parking on the road due to increase in fast through traffic.
- That we are threatened with being turned into a large housing estate. We have already had more than our share of new houses. This is mainly being achieved by windfall and absentee landowners who do not care about the village.
- Unfortunately, over the last few years, we have seen a change in the community and more traffic as the new houses in Wantage, Grove and Hanney drive past and through our village. I have seen many people speeding through the village and not taking care as they drive through. We have voted against the mass housing developments, although understand that there needs to be additional housing in the Hanneys. However, the villagers feel "put upon" by the commercial developers. This feeling has got to such a point as that we are now leaving the village and have put our house up for sale - along with a



number of other like minded people. We did not move to Hanney more than 20 years ago to be part of Wantage and Grove. This is a real shame, but it is only a matter of time before Hanney is linked by housing with Grove and Wantage and the village environment that Hanney has enjoyed for years, will be lost.

- There has been too much in filling of large house's gardens, excessive new building on farmland, expansion of village boundaries.
- Through traffic (rat run), large vehicles destroying verges and damaging road surfaces, poor bus service, no transport links to rail network.
- Already too many estates built or have planning approval - not at all village like, too high, too dense, not compatible with existing village houses.
- Overhanging vegetation on pavements and footpaths.
- Litter louts.
- Dog owners.
- Parking on pavements.
- No bus service to Didcot station.
- Potential to be swamped by large housing estate style developments.
- Expansion of village boundaries.
- Increase in on-road parking.
- Significant increase in heavy traffic using the village roads and ruining the verges and pushing in the ditches.
- Potential of flooding to our property.
- Vehicles driving too fast through the village.
- The proposals to add several very large-scale developments (as well as all the small, or smaller, ones already going in) which are completely inappropriate to the scale and character of the existing villages. The villages could end up coalescing and could be transformed into one characterless, unattractive urban settlement (as has happened at Grove) without having an actual historic town centre or the amenities of a town. There would be many adverse consequences. I particularly dislike the way a developer can resort to appeal even when the local council and community have had their say and rejected a development for very good reasons (as with the 200 houses proposed south of EH). There is nothing democratic about this. The planning system is flawed and needs to be revised to protect rural communities from the sort of free-for-all we are experiencing in the Vale currently as people seek to cash-in and sell land (any piece of their holdings which takes their fancy), having acquired planning permission, just to make money.
- Fake cotswold stone new builds
- litter spread from recycling trucks, muddy and wet roads.
- Increasing traffic levels during morning rush hour.
- Some footpaths around village un-walkable due to mud making walking child to school impossible  
Dislikes – apart from speeding vehicles we couldn't think of anything else.
- Probable reduction of local community spirit and 'village' lifestyle values due to gross over development of new housing.
- What could be improved?
- Provision of footpath for residents of Summertown
- Road narrowing to single lane on stretch between East and West Hanney to slow and deter through traffic (particularly when passing the school)
- Provision of foot path for residents of Winter Lane
- Reinstatement of regular bus service to Milton Park and Didcot Parkway for train links, etc(to encourage more people to use public transport).
- Parking improvements for parents dropping off children at school
- Clear need for vast improvement in drainage and sewage system for the existing villages, and, further capacity expansion before any further building is permitted. Why? It is overloaded now.
- Enforce clear drainage ditches and waterways throughout the village - main routes (responsibility of farmers / land owners), village water courses (responsibility of adjacent home owners). Why? to reduce flooding risk, clear routes for surface water to drain away from the village.

- Issues with Thames Water supply, pressure, etc. need to be resolved. Improvements in bus services - east-west as well as serving local areas better for schools and employment areas - including West Hanney. Why? There are no buses to Milton Park, Didcot Parkway, Faringdon, Newbury, Stanford-in-the-vale, etc. without having to first go into Wantage or Abingdon.
- Support the re-establishment of the Grove railway station initiative.
- Safe cycling route needed to Grove / Wantage; Abingdon.
- Enforce restrictions of large vehicles on village roads - verges, road surfaces all badly damaged, bridge by B Legion frequently damaged.
- Repairs needed to village footpaths e.g. HWMH via iron bridge to Main Street, The Causeway, Main Street to Dews Meadow Farm Shop.
- Make Summertown the preferred east - west through route to A338 instead of racing along Main Street.
- If there must be new building let it be low density, preferably bungalows, other sheltered accommodation (for elderly folk wishing to remain in the village). Prohibit live music, discos, etc.; after 23:00.

We have great respect for East and West Parish Councils and have supported them over the years. They are doing a fantastic job looking after our villages. The Flood Group is a huge asset and has done sterling work over the years. Thanks to the leaders and volunteers for their time and efforts. They are hugely appreciated and have stopped our village from flooding. Our concerns are about:

- the sewage system which is already at peak demand and needs huge infrastructure changes to enable it to cope with the increased housing demand.
- the amount of traffic on the A338 and being able to access it safely from the Hanneys. It is getting increasingly dangerous turning out in peak traffic and we are fearful that there will be serious road accidents if traffic flow is not controlled at the two East Hanney junctions.
- Increased traffic in East Hanney as a result of people using the village as a cut through and rat run. Considerations of traffic calming should be considered. The speed awareness group are doing a good job, but this does not prevent speeding motorists all the time.
- the additional housing - already mentioned above. This has an impact on:
- the parking in Wantage which is already at breaking point. It should bring improved shopping - a definite plus - but where are people going to park in order to shop, use the restaurants etc.?
- schooling - Hanney school is already full - where are primary and secondary schools children going to be educated and how do they get to school? This will also generate more traffic!
- young people - what is being done to provide for our young people. There are no suitable facilities in Hanney, but with the additional housing, then facilities must be provided to enable young people to meet. Better use of the community hall to provide a coffee shop/games room for young people to meet, perhaps?
- the environment/ecology - flooding is a major concern with the additional housing and rain run-off. Where will all the rainwater go? We know Thames Water have pumping schemes, but are these really viable for a village that is more than doubling in size?
- The threat of the community being forced to grow disproportionately larger. Some housing is necessary, but the prospect of the village doubling or more in size in the next few years will change the feel of the community I was drawn to live in. The school being over capacity and not being able to accommodate Hanney families currently, let alone after more houses are built.

Bus service to Didcot station to access railway via Steventon to reduce road traffic.

General improvement in bus service to include West Hanney and potentially direct to Stanford in the Vale and Faringdon also to reduce road traffic.

- Designated parking area in Ashfields Lane for people using the X30 bus service. Increase in footpath network to link back into village e.g. north of East Hanney, east of East Hanney in the Steventon direction.
- Improve surface of Cow Lane to Grove but do not tarmac it or allow it to become motorized. Make it easier to walk in all weathers and could also be used by cyclists to access Grove and Wantage more safely.

- New developments should be sympathetic in design and small scale so as to keep the mix of housing styles and not swamp the village with urban developments and drastically change its character.
- Consider building of more bungalows so elderly residents can remain in the village.
- Possibility of sheltered accommodation too.
- Ensure East and West Hanney remain as separate villages with green space in between so their established entities remain even though united as a community and potentially could have a single Parish Council.
- Stop developments that would allow the villages to spread towards Grove to minimize urbanisation of the villages.
- Road surfaces and verges need to be better maintained, including clearing surface water drains so water does not collect at times of heavy rainfall. Enforce clearance activities. Similarly for maintenance of roadside ditches.
- Pavement surfaces should be repaired in some places and kept clear of overhanging vegetation to reduce hazards to pedestrians.
- General improvements to surface water drainage and sewage.  
Flood group has worked hard to address many of the flooding issues but clear responsibility needs to be maintained and enforced.
- Dustmen to collect light bulbs for recycling to reduce unnecessary travel to local waste recycling centres.
- Restrict large vehicles using the village to minimize damage to road corners, verges and the bridge at the British Legion and enforce restrictions.
- Improve network of footpaths between Hanneys. Better outside environment at school. Less executive style new builds - more small red brick cottages if new builds
- There is scope for improving flood protection in the Thames Valley and its tributaries in imaginative ways, e.g. the re-wilding schemes to slow down flow at Long Wittenham. Flood plains need to retain their effectiveness as reservoirs at times of heavy rain and should not be built upon. It is always desirable too to enhance the ecology and biodiversity: the creation of the community woodland was a good example. Local children should be able to attend primary school in their local village as has been the case here up to now.  
Improve network of footpaths between Hanneys. Better outside environment at school. Less executive style new builds - more small red brick cottages if new builds
- Educational facilities (nursery and primary) to match needs of current local population.
- Effective traffic calming - Specifically Main Street where speeds are 'excessive' at all times.
- Most of these things apply to whether or not we are going to be turned into a suburban sprawl in which case the need for them all will become entirely different. One of the most pressing concerns is the amount of traffic on school road as it is now, never mind what it will become with all these new houses. Now, due to cars parked there is no room for two lanes of passing cars.
- Improve public transport, there will soon be no bus service at all to West Hanney stranding some residents.
- Restrictions to prevent HGVs rat-running through the village
- Any new 'developments' should include provision for older people to downsize within the community eg 2-bedroom bungalows.
- Shorter waiting time for Doctors appointments.
- The Cow Lane path to Grove could be made into a cycle track to provide a sustainable transport route to Wantage and Grove and beyond. The Memorial Hall could be updated and enlarged to be suitable for a larger village. An additional tennis court and larger, more permanent tennis club building. A 20-mph speed limit through Main Street East Hanney, along the Green, East Hanney and on the main road through West Hanney. Resurfacing of the footpath from opposite the Chapel on Main Street going to the Memorial Hall (tree roots are causing cracks along this footpath, making it difficult for wheelchairs, pushchairs and mobility scooters).  
Speed restrictions – the roads can be quite dangerous at certain times
- Gutters cleaned more regularly
- Need to keep ditch water flowing –(thank you Flood Group)
- Local transport for the elderly and those who can't or who can no longer drive
- Extension of village hall to meet the needs of the increasing population

- Off-road parking – a pipe dream, but cars left on the narrow streets are becoming a real hazard
- Housing – if we have to have more houses can they be of designs more suited to a village and not an urban estate?
- Also there should probably be less huge houses and more that ordinary folk might be able to afford.

## Appendix D - East and West Hanney Neighbourhood Plans Youth Consultation Event

17 May 2016 6pm – 7:30pm

### **Format**

Split into two groups 14 and under and over 14's. Discussions with pizza.

### **Who attended?**

- 13 from West Hanney
- 19 from East Hanney
- 10 people 15-18yrs,
- 22 people 11-14yrs
- Adult helpers from steering committee

### **Older Group**

#### **What do you like about Hanney?**

- Football pitch
- Bus good from East Hanney but a long walk from West Hanney
- Tennis Courts
- Friendly
- Pub – Friendly with Good Food
- Indian Restaurant

#### **What do you dislike about Hanney?**

- Not much to do
- Fast traffic outside primary school
- Lots of HGV's through middle of village
- Very fast traffic on local lanes
- Late night helicopter noise

#### **What would you like in Hanney?**

- Third Tennis court
- Swimming pool
- Indoor Gym
- Zip Wire
- Driving range
- Golf course
- Rugby posts
- Quiet space with a few books
- Youth Club with pool table, table football, WiFi, Coffee, Big TV, Sky sports, open evenings and weekends.
- Cycle path to Grove, existing track is muddy, bumpy, overgrown and grim.
- Skate park
- High speed WiFi

### **Younger group**

#### **What do you like about Hanney?**

- Nice area
- Nice wildlife

- Nice park
- Not too busy
- Shop
- Tennis
- Football
- More Houses – more friends

**What do you dislike about Hanney?**

- No skate park
- Not enough at park
- More houses

**What would you like in Hanney?**

- Shop in West Hanney
- Bigger shop, open Sunday
- Bus in West Hanney
- A few streetlights
- Bigger school
- Road crossing on A338
- More paths
- GoKart track
- Trampoline
- Bike Trail
- Vending machine with food and drink
- Water Park
- Youth club with pool table open 6:30 -9:30pm
- Netball court- Basket ball court
- Rugby posts
- All weather pitch
- Youth Cricket

**What do you do in your leisure time?**

- Football
- Go out with friends
- Tennis
- Dig walk
- At the park
- Trampolining
- Running
- Phone
- Basketball
- Ipad
- BMX
- Xbox
- Netball
- TV
- Games
- YouTube
- Cycling
- Gymnastics

**What activities do you do outside of Hanney?**

- Rugby at Grove
- Football Club
- Netball Club
- Basketball Club
- Meet friends in Wantage and Grove
- Letcome football club
- Cycling
- Swimming
- Eating
- BMX
- Scouts at Grove

**What do you do in the village?**

- Tennis
- Football
- Running
- Cycling
- Basketball
- Dog walking
- Music lessons
- Scooting

**How do you prefer to communicate?**

- Face to face (Most popular)
- Phone
- Social media
- Facetime
- Xbox1
- Text
- Snapchat
- Instagram
- Finder

## Appendix E - East Hanney Neighbourhood Plan New development engagement event

23 May 2016 7pm – 8:30pm

### Format

Invitations were posted through each door of houses in a number of new housing sites to the East of the A338 to an evening wine and cheese event on the Green located within the developments. In addition, invitations were delivered to houses close by. The totals were as follows

- |                                     |    |
|-------------------------------------|----|
| • Alfred's Close                    | 9  |
| • Stevenson Close                   | 15 |
| • Dandridges Close                  | 17 |
| • Anderson Close                    | 26 |
| • Crown Meadow                      | 5  |
| • Ashfields Close                   | 10 |
| • Bungalows north of Alfred's Close | 3  |
| • Industrial Units                  |    |

### Present

- 6 residents
- 6 members of the NP steering committee

### Observations

There was very poor attendance despite good publicity, a warm sunny evening, free wine and cheese and located very close to the residents homes.

The quality of the grass on the green area in Dandridges close was seen to be very poor. The green area is owned and managed by a "Management Company" to which residents pay, believed to be about £600 per year. Some residents thought that it was poor value for money and that some had refused to pay. The Parish Council wanted these new green areas to be under Parish Council ownership but the District Council is refusing this.

Lack of provision of sufficient public open space for use by residents is a issue, as is ensuring upkeep so that it is properly maintained to enable the community to be able to use it.

Parking was an issue and there was a distinct lack of car parking for visitor use. Some residents complained of insufficient car parking space.

The build quality of the houses was unclear but one house had a large number of tiles missing from the roof. The houses on one development had been sold for many months but there were still the flag poles and large developer signs on the main road advertising houses for sale.

One resident complained that the low-level footpath lighting and communal car port lighting did not work. When they complained to the management company they blamed it on kids and was low priority.



## Appendix F - East Hanney Neighbourhood Plan Thames Water engagement

8 June 2016

### Present

- Jim Triffitt (EH Parish Council)
- Stewart Scott (EH Parish Council)
- Gill Panton (EH Neighbourhood Plan)
- \*\*REDACTED\*\* (Thames Water, Local/Government Liaison)
- \*\*REDACTED\*\* (Thames Water, Town Planning Manager)

### Discussions

The current planning application status was explained and a map of these applications given to Thames water. (Action SS to send appeal inspectors comments to Thames Water),  
The current status of the Neighbourhood Plans was explained.

A drainage study for the Wantage Sewage Treatment Works catchment has started and the first report is expected to be issued in the next 3 weeks. Thames water offered to come back in July and explain the results of this study. (Action TW and SS to arrange date of meeting)

A draft Water Resources Management Plan is currently being worked on, this includes ideas for water transfer, water efficiency as well as water storage. The land for the reservoir is currently safeguarded. Other sites for smaller reservoirs at Chinnor and Longworth are also being investigated. The Plan will be issued for consultation in January 2018. As a large part of the area reserved for the reservoir lies within the Parish this may have impact on the plan depending on the progress of the draft Water Resources Management Plan.

SS raised the issue of increased discharge but stopped augmentation resulting in lower clean water flow. Thames Water will look at discharge limit and possible implications. (Action TW)

The South East is designated as a Water Scarce Area. Current building regulations are that houses should be built to 125l/day/person. There is a District Council policy requiring design to 110 l/day/person. Need to check. Maybe in the statement of common ground between vale and Thames Water.

The London Plan has a Sustainable design and construction guidance. The Neighbourhood Plan could use some of this and use the word ENCOURAGE. (Action TW to send references)  
The Neighbourhood Plan could ENCOURAGE developers to work together and with Thames water to develop drainage solutions.

The Neighbourhood Plan could EXPECT developers to provide high levels of resilience in their designs, particularly as regards flooding.

The Survey could ask residents about occurrences of internal flooding, external flooding, loss of sewer function and low water supply pressure.

Thames Water will investigate fitting water pressure meters in the village. (Action TW)  
Water flow meters are fitted on all new properties and when properties change ownership. Once fitted, they cannot be removed.  
Water pressure should be 1 Bar at the property boundary. If residents suffer from low pressure they should report it to Thames Water.

## Appendix G - East Hanney Neighbourhood Plan Engagement with Hanney Chapel

The statement below was provided by the Hanney Chapel in response to request from EHPC Neighbourhood Plan Steering group. In addition, following receipt of the statement a meeting was held which was attended by an elder from the Chapel, and David Kirk and Stewart Scott from the EHNPSG to ascertain whether any specific considerations of the chapel and their attendees should be considered for the Plan.

### Existing attendance

Chapel regular events and approximate attendances are:

- Sunday morning service 70 to 80
- Sunday Evening service 50
- Wednesday evenings (2/3 per month) 40
- Thursday Eve Jumpstart Children's Club 30
- Thursday daytime monthly Lunch and Listen 20
- Friday Evenings, two consecutive youth clubs (younger and older) 20
- Plus, special meetings, committee meetings etc on other days
- Plus, occasional Weddings and Funerals

### Hanney Chapel long-term vision

If we were to be able to build a new Chapel in the future we would envisage it being very similar to the village hall in size so rather than giving specific sizes I have made comparisons with the existing hall.

The particular facilities we would envisage are:

- Large entrance lobby with room for bookshelves and noticeboards
- Cloakroom or area to hang coats
- Main hall - similar size and height to village hall but without stage and balcony.
- Under the floor at the front we would have a baptismal pool that could be opened up for services of baptism by immersion.
- Carpeted floor.
- Hall equipped with digital projection, sound amplification with hearing loop and linked to side hall. Piano (acoustic or electric)
- Side Hall - similar to Hanney Room but with higher ceiling
- Three other side rooms (interconnecting) each similar in size to the committee room
- Storage area similar to storage room at hall with tables/ chairs in
- Kitchen with hatch into main hall similar size and equipment to hall kitchen but with high-speed catering dishwasher and boiling water dispenser.
- 4 unisex toilets plus disabled toilet.
- Disabled access throughout

Chairs mostly upholstered similar to those in the hall plus some with arms for elderly/disabled plus some plastic stackable. Linked chairs would not be a good idea as we need to be able to quickly rearrange chairs at the end of a meeting and certainly do not always want chairs arranged in straight rows

Car parking for around 30 cars

No special orientation required!

A shared facility would be far from ideal from our point of view because we would not have a main hall specifically designed as a place of worship or the ability to leave rooms laid out as we need - display boards, teaching aids, play equipment, library, vestry etc. We would also lose the benefit of the flexibility we have from owning our building,

I must emphasise this is all "what if thinking" For the time being we are considering making the changes to improve the Chapel for which we have recently been given planning permission and anticipate making more regular use of the whole village hall on some Sunday mornings.

Hope this helps!

\*\*REDACTED\*\*Elder at Hanney Chapel

15<sup>th</sup> June 2016

## Appendix H - East and West Hanney Neighbourhood Plans public engagement event – tea and scones

**19th June 2016**

### **Format**

An open event was held in a garden in East Hanney. This was advertised in the Hanney News, posters were erected in the village and adverts were placed on village Facebook and websites. People were asked to put comments on flip charts asking what they thought.

### **Attendance**

14 from East Hanney, 5 from West Hanney and 2 from outside the village.

### **Weaknesses**

- ☐ There is no bus service to West Hanney anymore
- ☐ Cars speeding down winter lane
- ☐ Local people need to support the local pubs more
- ☐ Lack of footpath in Winter Lane
- ☐ I miss senior citizens lunch which has now closed
- ☐ Lack of East / West public transport
- ☐ Busses to Oxford but not Newbury
- ☐ No controls or checks on bridge weight limits. Some oversize lorries cut through the village
- ☐ The loss of the mobile Library service
- ☐ Noise – Moto X at field near sewage works- Can be excessive noise at times
- ☐ Noise – Helicopter and planes – OK of kept to essential training which is not too frequent
- ☐ All the new developments that are out of keeping with the existing housing stock.
- ☐ Broadband speed too low in the village and limited providers choice (TalkTalk not available)
- ☐ X30 bus does not stop at Main Street. It's a long walk from Ashfield's Lane. 1A bus service stopped.
- ☐ Infrequent local bus service
- ☐ Footpaths not clear for walking
- ☐ West Hanney bus service has stopped (No way from West Hanney to Wantage)
- ☐ Worry about over development ruining our village
- ☐ Large vehicles should be stopped from passing over the bridge by the Royal British Legion to prevent repeated damage
- ☐ The increase in the traffic volumes through the village
- ☐ Too many new developments that are too large and too dense for existing village character
- ☐ Find a solution to car parking on Main Street in area of Black Horse and Chapel
- ☐ There are no street lights. There should be some at least on Main Street and near the crossing.

### **Opportunities**

- ☐ Need more affordable small houses for young couples and elderly people
- ☐ More small bungalows or even wardened accommodation to enable single / elderly residents to continue to live in the Hanney's and release family houses for others.
- ☐ There are not enough opportunities to buy 3-4 bedroom houses at reasonable prices. The new development "The Paddocks" may offer some possibilities but is built out of the village centre.
- ☐ New development don't show the right balance between number of houses and village area. It could be good to have new houses but not in very crowded developments
- ☐ Young couples being able to afford to live in the village
- ☐ Affordable housing for young local people / families.
- ☐ Village museum with café
- ☐ Woodland with historical area walks linking to local history – linked in to local museum and café
- ☐ Create woodland and or recreational open space south and West of Ploughley Farm so new developments East of A338 have better access to rural opportunities.
- ☐ Need to keep Wantage Hospital
- ☐ Bigger shop to serve both villages with a wider range of stock
- ☐ School extension needed now!
- ☐ More footpaths
- ☐ Need for bigger community shop
- ☐ Transport links i.e. bus services should be coordinated to enable people to work in neighbouring towns as low paid workers have difficulty in affording their own transport.
- ☐ A new GP surgery in Grove or Wantage for all the new patients
- ☐ Provide better footpath connections between those in the village and those East of the A338.
- ☐ Replace styles with gates on footpaths as there is a good network around the villages

- ☐ A third tennis court – sports encouragement for teenagers.
- ☐ Cycle routes linking the villages to other local communities
- ☐ More frequent bus service to and from the village
- ☐ Community café (look at others – Hemmingford Grey Near Cambridge)
- ☐ Coffee shop e.g. near hall and village shop
- ☐ Footpaths from the village need to link safely with those going east to Ardington, etc, without having to walk along the A338.
- ☐ Expand tennis club to 3 courts
- ☐ Replace the community shop with a small Tesco/Sainsbury/Coop etc before it runs out of volunteers.
- ☐ Train station at Grove. I would use.
- ☐ Shop and nice coffee place.
- ☐ Opportunity to plant a community woodland north of the playing field.
- ☐ Cycle path to Grove
- ☐ Bus service to Didcot
- ☐ Transport for older folk to the Doctors.
- ☐ Cycle track to Grove / Wantage.
- ☐ Possible need for Hanney Hall expansion due to expanding village population and or possible future closure of Legion.
- ☐ New shop between East and West Hanney
- ☐ Expansion of school, banning of all housing developments (1's and 2's only)

### **Strengths**

- ☐ People very pleasant and helpful. Community spirit.
- ☐ A friendly quite village
- ☐ I like senior citizens coffee morning – RB Legion dances.
- ☐ Good bus service to Wantage
- ☐ Community and friendly village.
- ☐ Like the quite rural location
- ☐ Peace and quiet, bus service 31, community shop, Post office, recreational facilities and village hall.
- ☐ Children's playground, tennis courts/club, community shop
- ☐ Very friendly, welcoming people, great community spirit.
- ☐ Rural location, individuality of houses. Community spirit.

### **Threats**

- ☐ Increasing volume of traffic
- ☐ Town planning style development
- ☐ Roads not coping with increased traffic
- ☐ A reservoir or airport would ruin the village.
- ☐ Noise from Army helicopters and small aircraft – daily nuisance and weekends.
- ☐ Low flying aircraft.
- ☐ A "Garden Town", A reservoir between Hanney and Abingdon.
- ☐ More housing – We have had enough.
- ☐ Increased housing resulting in busy and dangerous roads.

## Appendix I - Open Engagement Meeting for Residents by East and West Hanney Neighbourhood Plans with The Hanneys Flood Group

**30th June 2016**

### **Format**

Free wine and cheese was offered on an open event on the East Hanney Village Green. Posters were displayed on various aspects of the Neighbourhood Plan and residents were invited to give comments.

### **Present**

About 25 people attended.

### **Comments on ideas board**

- We should keep the village's separate
- We should buy land as a defensive measure to prevent housing development if there is a use for it and that will not add to the burden.
- Need a pond near Lower Mill cottages in the horse field as it is very boggy and there is a ditch it can feed into.
- A village envelope is a good idea but can it be defended in the current planning climate? Would West Hanney also have the same view? Could there be the area between the two villages referred to as a Strategic Gap.
- Please keep the two villages separate. Can we buy a piece of land between the two villages and have an area with woodland?
- Yes, there should be a village boundary.
- A village boundary should be established around the existing house/ dwellings and business units.
- Keep villages physically separate but jointly interested in planning, activities etc.
- Ponds – yes- close to the brook – Poughley farm fields (the old ridge and furrow fields had standing water through the winter.
- Envelope – do not be too rigid.
- Woods and trees – yes- they always do well along the brook.
- Define a village boundary outside of which no further building will be allowed. This should follow as close as possible to the current built up area of the village.
- Storage ponds – Areas that already flood – South of Weir Farm and North of Childrey Brook (South of Denchworth Road)
- Tree planting – Along brook either side of East Hanney to take up water. Ploughley farm near track.
- Buy land between Medway and brook
- New pond on the field near Lower Mill and the horse field.
- New pond south of Steventon Road.

## Appendix J - East and West Hanney Neighbourhood Plans Engagement at Primary and Preschool fete

**9th July 2016**

### **Format**

A marquee at the preschool fete was set up with information on 6 notice boards. This included traffic, sewage, housing growth, population change. A poster asked for ideas for village improvements. Present were Stewart Scott and Gill Panton. About 200-250 adults and children attended the fete.

### **Ideas**

- Children's Play equipment for older children (more challenging)
- Traffic calming opposite school and by the Green at West Hanney
- Coffee shop near shop, ideally with view of children's playing area
- Skate park
- Improve Cow Lane
- Keep space between East and West Hanney
- All weather sports facility
- Drop off zone for school
- Mountain bike cycle way around village
- Purchase land behind playing fields to provide more space
- Cycle track to Wantage and Grove
- Keep villages separate
- Speed indicator- school road
- Much bigger shop owned by village but rented to tenant to run commercially
- Tackle overgrown footpaths
- Buggy and wheelchair accessible gates on footpaths
- Village library

## Appendix K - East and West Hanney Neighbourhood Plans Engagement with Oxfordshire Highways

**12th July 2016**

### **Present**

**\*\*REDACTED\*\*** – Oxfordshire County Highways Strategy **\*\*REDACTED\*\*** – Oxfordshire County Highways Strategy Steve McKechnie – **East Hanney Parish Council** Graham Garner – **West Hanney Parish Council** Stewart Scott – **East Hanney Parish Council**

### **Traffic outside Primary School**

There are a number of options.

Flashing lights cost about £8,000, required power or can be solar power but this can be subject to theft.

Speed cushioning (like speed bumps but covers only a section of the road width, 5 sets would cost £25,000 - £30,000.

Cycle lanes can be created on the road edges using painted lines, this tends to be an urban solution. A build out cost about £8,000 - £12,000, these can be costly to maintain.

To reduce speed limit to 20mph requires a TRAFFIC REGULATION ORDER which costs £3,000 - £4,000 plus costs of signs. These can be programmed to come on during school hours.

Suggested to look at a document called TRAFFIC IN VILLAGES.  
Oxfordshire Highways have no money so any system needs to be financed by other sources.

### **A338 Pedestrian Crossing**

A zebra with flashing beacon is an option. Pelicans are no longer used, these are replaced by Puffin crossings.

The road surface needs to be assessed for its friction characteristics. If low friction, the road may need resurfacing which would be expensive. Need to consider sight lines and actual speeds recorded.

Section 278 money is direct delivery but may be too late.

Oxfordshire Highways are keen to implement a solution but need to fight to get section 106 monies from developments.

Need support from our County Councillor (Done).

### **A338 speeding traffic**

Could consider a fixed or mobile flashing 30mph sign, cost about £8,000.  
Could consider moving existing 30mph signs further south but need a ROAD TRAFFIC ORDER.

### **Dandridge Mill Bridge**

Could not comment on bridge capacity. Need to speak to Bridges department. Look at LTP4 Freight Strategy  
Could consider painting footpath on road surface.



## **Cow Lane**

North- south section by school is not clear who owns this, need to speak to Countryside and Access team on 01865 801808.

East-West section is owned by Ploughley farm.

## **Comments on small developments**

These are made by Area Liaison Officer which for south and Vale are Farik Hamid and Tom Cockhill, both based at Dayton.

## **Drop off area for school**

Could not give advice but could approach landowner. Often parents want to park and so size of drop off zone can be a problem if too small.

## **Parking standards for new developments**

New council standard are now minimum rather than maximums. The Neighbourhood Plans could have standards if backed by evidence.

## **Traffic lights at La Fontana**

We will be consulted on this when the Airfield development goes ahead. Discussed pros and cons, Urbanisation vs possible better flow management.

Conflict over extent of ownership but Highways have precedence over any disputes.

## Appendix L - East and West Hanney Neighbourhood Plans Consultation with Letcombe Brook Project

**19 July 2016**

### **Present**

Stewart Scott (East Hanney Parish Council and The Hanneys Flood Group)  
Sally Wallington (Project Officer, Letcombe Brook Project)  
Nicky Kauert (Weir Farm) – Part time  
Apologies from Stephen McKechnie

### **Neighbourhood Plans**

S Scott reported on the progress with the Neighbourhood Plans and planning applications.

### **Land behind Brookside**

At the last meeting S Scott agreed to contact Vale Housing association about improvements to the stream banks behind Brookside as this area is owned by the Housing Association. So far all attempts at engagement with them have failed and they do not respond to correspondence from S Scott or the Parish Clerk Guy Langton.

### **Fish Passes (S Wallington)**

There is a need to allow free movement of fish and funding from Thames Water for a fish pass at Lower Mill is progressing very slowly. Funding may also be possible for a fish pass at Dandridges Mill.

### **Dandridges Mill Bypass structure**

There is a concrete structure upstream of Dandridges Mill, which is crumbling away and needs repair or replacement. The ownership may be split between David Kirk and Nicky Kauert. Sally may be able to get funding to repair this as part of a fish pass scheme. Action S Scott to contact David Kirk.

### **School Visits**

Sally Wallington has visited Hanney primary school on 5 occasions this year.

### **Letcombe Brook augmentation**

Sally Wallington reported that Thames Water have stated that they will stop augmenting the flow of water into the Letcombe Brook at Letcombe Regis in a few years time.

### **Flood storage pond at Weir Farm**

We met Nicky Kauert and discussed ideas for reducing flooding in the village. An idea is to make a wide and shallow channel that would link the brook to a section of field that would allow water storage during periods of heavy rainfall. Nicky agreed in principle. Action S Scott to obtain a quote for a topographical land survey to determine what was possible.

### **Ecological enhancement of the Letcombe Brook**

Sally Wallington and S Scott walked along the brook edge from Dandridge's Mill up to the old bridge. Large portions of the brook are heavily shaded and this inhibits growth of bankside vegetation. Sally suggested a program of pollarding and shrub removal. This would improve light levels from heavily shaded to dappled shade and would give ecological benefits and reduce amount of falling trees and branches into the brook.

It was agreed that Sally would attend three flood Group sessions in November, January and February and would give training to flood group members on what to pollard. Nicky Kauert gave us permission to carry out such works. Action S Scott to contact Mr Cotrell to obtain permission.

**Field Margins**

A letter will be sent to Cotrells Farm from the Environment Agency about them cultivating up to the brook edge. A field margin of suitable plants is good farming practice to reduce soil erosion, limit storm water run-off into the brook and reduce water contamination by fertilisers.

**Neighbourhood Plan policies**

Sally Wallington has written policies relating to the Letcombe Brook for the Wantage Neighbourhood Plan and will write some draft policies specific to East Hanney.

**River fly monitoring**

The Letcombe Brook project have received funding from Thames Water to monitor river fly. Sally requested two volunteers from East Hanney who would be interested in carrying out this work, it would require sampling every month. Action S Scott to seek volunteers.

**Brook leaflet**

Sally Wallington would like to do a walking leaflet for the section of the Letcombe Brook in East Hanney. This would be the similar format to that being used for Wantage and Grove.

N.B Further discussion and correspondence with the Letcombe Brook Project Officer, Mark Bradfield, was held during 2022 after the policy was redrafted. Letter of support for the policy with technical explanation of current environmental approach for buffers provided in letter, included within the Bae Line Appendix- Appendix A.

## Appendix M - East Hanney Neighbourhood Plan Community Survey

The Community Survey was undertaken in December 2016. It was prepared with the assistance of advisors commissioned to support the EHNPSG with the preparation of the NP, Community First Oxfordshire (CFO).

The purpose of the survey was to gather information from across the Parish which would help and inform the policies of the Plan and form an important plank within the information gathering process. The basis and questions asked within the consultation were developed jointly with the support of CFO, who are experienced community consultation strategists with experience of running previous consultation surveys, in East Hanney, for example for Housing Needs. The survey was developed jointly with West Hanney Neighbourhood Planning group.

The strategy was to gather further information on key issues, many of which had been identified or confirmed during the recent Community events as detailed, and therefore help evidence the need and rationale for the policies within the Plan. The information gathered from the survey enabled levels of importance to be better understood and evidenced community concerns, wishes for the future, and what is considered important for the community about East Hanney and living in the village.

The strategy included notifying residents of the survey through both the Hanney News and social media. Then when launched, delivering by hand door to door a survey for every household, together with a note requesting that the survey be completed, its purpose, and a date by which it needed to be completed.

A door to door collection by hand of completed surveys was then undertaken. A very high level of responses from households within the village was received which has given weight to the importance of issues and focus of the policies within the plan.

The survey had eight sections.

All households were asked to complete *Part 1: Your household; Part 2- Housing; Part 3-Housing Need; Part 4- Community; Part 5- Work; Part 6- Green Spaces and the Environment; Part 7- Traffic and Transport and Part 8- Maintaining Heritage and Character.*

### Summary of distribution and response

- CFO, liaising with the Hanneys Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG arranged distribution of surveys to 345 households in December 2016.
- 255 surveys were collected by the NPSG: **a response rate of 73.9%.**
- CFO analysed the returned surveys and prepared the Community Survey report.
- No information is known about the non-respondents, and no assumptions were made about their opinions.

### Summary of findings from the Survey

The report gives a detailed breakdown of answers to all survey questions. The following is a selection of findings.

## **PART 1 – Your Household**

79% of respondents (196 out of 249) live in houses

83% of respondents (206 out of 248) are home-owners

## **PART 2 – Housing**

Top two most important things to consider about design and layout for new housing (based on an average score of importance from 1-5, 1 being most important):

- Reduce risk of flooding: 1.4
- Sufficient parking for residents and visitors: 1.5

89% of respondents (219 out of 247) think there should be a green gap between East and West Hanney

86% of respondents (209 out of 244) think housing development should only be within a defined village boundary

81% of respondents (180 out of 222) agree with the suggested East Hanney boundary on Figure 2

67% of respondents (152 out of 228) think there is **NO** need for more housing in the village

Top two types of new housing respondents think East Hanney needs:

- Sheltered housing: 57% (94 out of 165 respondents)
- 1-2 bedroomed houses: 54% (89 out of 165)

## **PART 3 – Housing Need**

5% of whole households (13 out of 244 respondents) intend to move to a new home in the Hanneys in the next 5 years.

7% of household members (17 out of 240 respondents) intend to move to a new home in the Hanneys in the next 5 years.

5% (15/244) wish to move but cannot.

2% (5/240) wish to move but cannot.

Top three reasons for needing a new home:

- Want to downsize: 39% (17/44 respondents)
- Other: 20% (9/44)
- Want to start first home: 20% (9/44)

Top three reasons preventing moving:

- Lack of suitable housing to meet needs: 48% (16/33 respondents)
- Other: 33% (11/33)
- Unable to afford to buy a new home: 21% (7/33)

94% (48 out of 51 respondents) would prefer self-ownership

8 respondents stated a supported housing need

## **PART 4 – Community**

Top three other facilities respondents would like to see in the Hanneys:

49% of respondents (23 out of 47) wish to see a youth club in the Hanneys.

- Bigger and better shop: 19% (18/94 respondents)
- Supermarket/ shop like a Co-op: 15% (14/94)
- Bakery/coffee shop: 12% (11/94)

Top three desires for the use of 15 acre field:

- Open grassland for general use: 72% (175/244 respondents)
- Wildflower meadow: 62% (151/244)
- Outdoor fitness trail: 40% (97/244)

Top three frequencies for the use of the community shop:

- More than once per week: 34% (85/251 respondents)
- Less than once per month: 31% (78/251)
- More than once per month: 29% (74/251)

Top three changes to the community shop:

- Wider range of products/services: 63% (129/204 respondents)
- Larger floor area/more space: 47% (96/204)
- Area to sit and drink coffee and tea: 44% (89/204)

Top three improvements through Neighbourhood Plan Process:

- Coffee shop: 58% (107/184 respondents)
- Community library or book sharing facility: 52% (96/184)
- Larger car park at village hall: 30% (55/184)

## PART 5 – Work

Top three places of work:

- Not applicable: 33% (74/222 respondents)
- Oxford: 25% (56/222)
- Elsewhere outside Oxfordshire: 18% (41/222)

Top three provisions for limited commercial development through Neighbourhood Plan:

- None: 49% (107/217 respondents)
- Small office units: 27% (58/217)
- B&B/hotel/catering: 25% (55/217)

## PART 6 – Green Spaces and the Environment

Top three improvements to public footpaths and bridleways:

- Improved surfaces: 50% (117/233 respondents)
- Support and maintain as natural pathways: 48% (113/233)
- New footpaths or bridleways: 44% (103/233)

Top three areas to be safeguarded as Local Green Spaces:

- Playing fields: 95% (217/229 respondents)- Note already owned by EHPC and is a Public Open Space
- Nigel Eddy Community Woodland: 90% (206/229)- N/A in West Hanney
- Other: 34% (79/229). Various spaces identified.

## PART 7 – Traffic and Transport

Top three frequencies for the use of the buses:

- Less than once a week: 48% (119/247 respondents)
- Never: 31% (76/247)

Top three destinations respondents would like new/better provision:

- Didcot/Milton Park: 56% (81/144 respondents)
- Oxford: 40% (58/144)

- 1-4 times per week: 16% (40/247)

- Wantage: 33% (47/144)

Top three improvements to public transport:

- Direct routes to Oxford hospitals: 60% (102/170 respondents)
- More real time indicators: 43% (73/170)
- Cheaper fares: 26% (45/170)

Top three locations for concern over traffic speed (based on an average score of concern from 1-5, 1 being most concerned):

- Along the road between East and West Hanney including outside the school: 1.6
- Along Main Street, East Hanney: 2.0
- A338: 2.0

Top three locations for pedestrian crossing on A338:

- Location One: 44% (87/195 respondents)
- Location Two: 35% (68/195)
- Location Three: 21% (40/195)

Top three opinions as to traffic lights at Location 3 on Figure 4:

- I support this as it would make leaving the village easier or safer: 43% (99/229 respondents)
- I do not support this as it is not required: 41% (94/229)
- I do not support this as it would make the village feel more urban: 36% (82/229)

## **PART 8 – Maintaining Heritage and Character**

Top three opinions of village character (based on an average score of agreement from 1-5, 1 being agree most strongly):

- I value the open spaces within the village: 1.3
- The setting in a rural landscape where fields and villages are close together are important to me: 1.4
- I value the network of footpaths leading into fields: 1.5

Top three opinions of conservation areas (based on an average score of agreement from 1-5, 1 being agree most strongly):

- There is a need for stronger control of building in and around the conservation areas: 1.7
- The East Hanney conservation area should be expanded: 2.2
- The West Hanney conservation area should be expanded: 2.3

Top three issues of importance about living in a rural village (based on an average score of importance from 1-5, 1 being most important):

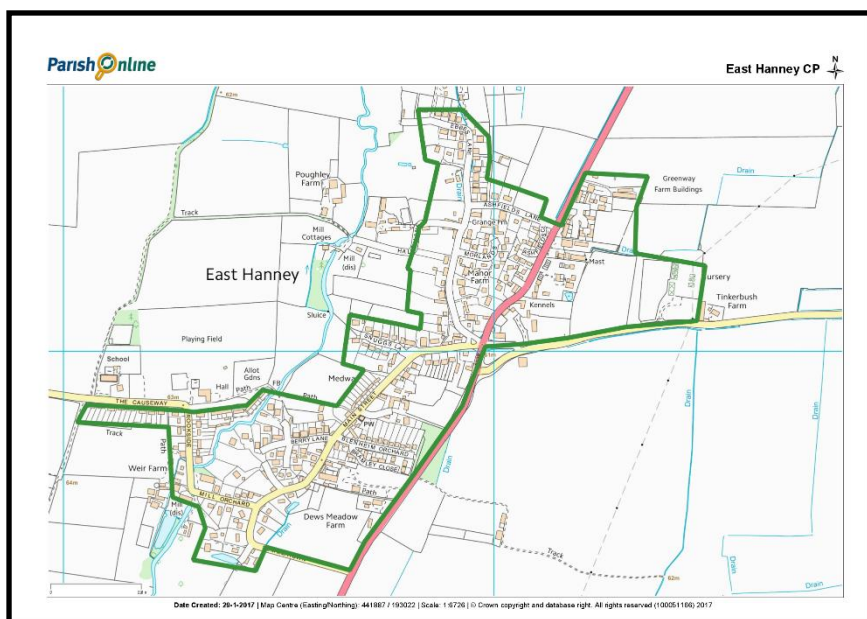
- Easy access to countryside walks: 1.4
- Paths along Letcombe Brook: 1.5
- Village facilities within walking distance: 1.5

Full and further details are provided within the Community Survey report which is submitted.

## Appendix N - East and West Hanney Neighbourhood Plans Village Boundary Open Consultation

**Document provided in advance of the public meeting held to consult with residents about a policy relating to a Village (Settlement) Boundary.**

The various early consultation events identified concerns about the extent of new development, loss of local green fields and paddocks which surround the village, loss of and impact on the local natural environment and threat to the village and its character if there is no specific guidance in place for developers to be able to follow and planning policy regarding the limits of the existing built-up area. A solution is to develop within the Neighbourhood Plan a policy which sets out a village or settlement boundary.



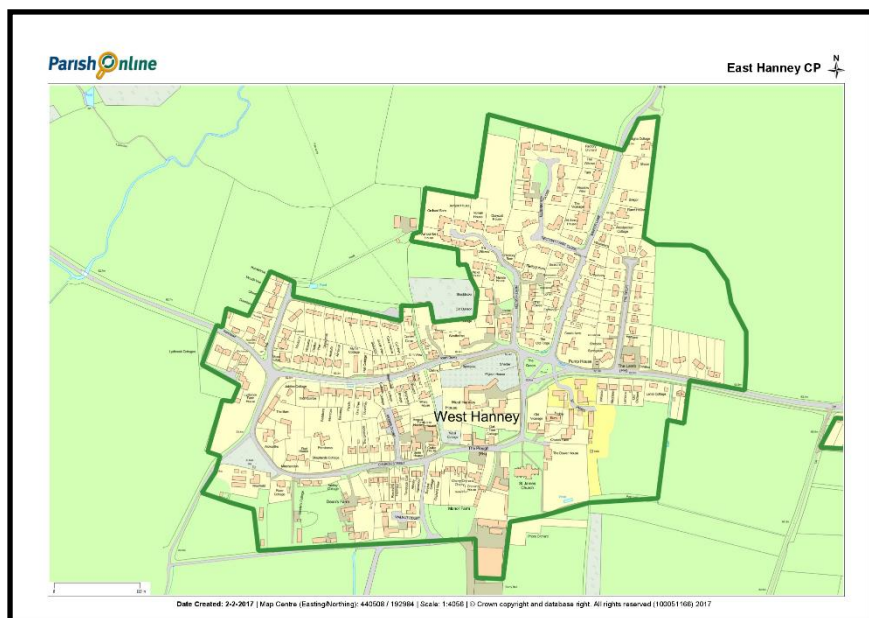
As part of the Neighbourhood Plans for both East and West Hanney, the respective Neighbourhood Plan steering committee is proposing that any future development be limited to within a village boundary.

A provisional boundary has been drawn up which takes into consideration the edge of the built settlement.

### East Hanney

The provisionally proposed boundary for East and West Hanney are shown. This suggested boundary was questioned at 2.4 and 2.5 of the recent Community Survey.

The respective Neighbourhood Plans steering committee will present the results of the village boundary questions and will listen to any representations regarding the boundary at a public meeting in the Hanney War Memorial Hall on 17th March 2017 starting at 7:30pm.



Proposed settlement boundary for West Hanney



Representations can be made in person at the meeting or by letter which will be read out at the meeting by a member of the respective Neighbourhood Plan committee.

All comments and representations received by midnight of the 17th March will then be presented to an independent planning expert who will give advice to the Neighbourhood Plan committee.

Any comments already made as part of the survey will not need to be repeated in order to be taken full account of, but there is nothing to prevent additional and indeed repeat presentations by any party.

The Neighbourhood Plan committee will take into account all the comments and advice received and after professional review, will issue a final consultation boundary map before it is ultimately decided.

Larger versions of these maps are available from any Parish Councillor.

---

*The meeting of 17<sup>th</sup> March was well attended and each Parish held a separate discussion with residents from their respective Parish about both the principles of a settlement boundary. The meeting had been published and was an open meeting chaired by S Scott from the East Hanney Neighbourhood Plan Steering Committee. An independent advisor answered questions and explained the benefits and the shortcomings of a Settlement boundary policy.*

*Feedback from the meeting was favorable to progress a policy that provided for a Settlement boundary.*

## Appendix O - Outcomes of early consultations (2016-17) and the community survey

Organisation	Content of discussion	Key Input to Neighbourhood Plan
Primary School	Any School plans for development. Impact of any housing development in the village on the School and their ability to absorb additional pupils.	Understanding of school's development plans. Input to Infrastructure and Capacity Evidence studies regarding the primary school's capacity to absorb additional pupils
Chapel	Requirements, any issues and needs.	No requirements
Village Youth	What is good about village, what is disliked. Needs for young people.	Requirement for infrastructure for the younger people of the village. More facilities needed, including places to play and play equipment and potentially somewhere dedicated to be able to meet
Letcombe Brook Project	Village issues relating to the environment, Letcombe Brook as a rare chalk stream and priority habitat, effect of development. Protected species in the village. Flooding and potential flood mitigation.	Provision of a dedicated Policy for the Brook. Development of policies to protect the green and blue environment of East Hanney and wildlife.
Thames Water	Any capacity issues regarding clean water supplies and wastewater treatment	Major limitation on new development governed by the lack of further capacity of the wastewater infrastructure.
Village Shop	Any plans for refurbishment or expansion and capacity of shop to absorb more custom	Refurbishment planned. Shop would warmly welcome more customers
Engagement at Primary and Preschool fete and other events held around village, and from the Community Survey	<ul style="list-style-type: none"> <li>Concerns about loss of village character. Development of a Village Character Assessment to aid conservation and design policies. Protection of village character through Policy.</li> <li>Preferences for the location of development relative to the village – to keep developments</li> </ul>	Together with the Community Survey provided the plank and evidence for the Neighbourhood Plan policies. The Policies within the plan being developed to address village and community needs, to plan and make provision (where possible under the scope of a Neighbourhood Plan) for the future.

small and in keeping with the rest of the village, including a preference for a settlement boundary which would help give guidance as to where development may be located.

- Concerns about designs and density of new housing - not fitting in.
- Flooding and climate change
- Maintain status as separate village. Keep space between East and West Hanney/ policy for village separation: Coalescence
- Concerns about the environment and village wildlife
- Concerns about loss of biodiversity and impact on the environment of the village and village character.
- The importance the village attaches to protecting the Letcombe Brook, network of historic footpaths, and the natural environment around the village.
- Need for Public open space and for spaces for play – Purchase/lease land behind playing fields?
- Children's Play equipment for older and younger children
- Loss of trees, hedgerows and green environment.

- Developing an Open Spaces policy and designating Local Green Spaces
- Need for safe crossing places on the A338
- Speeding vehicles/ Speed indicator- school road and through the village, and on A338.
- 
- Parking capacity, particularly at the village hall
- Coffee shop near shop desired
- Expand village shop owned by village but rented to tenant to run commercially, desired
- All weather sports facility desired
- Encourage cycling, and cycle track to Grove
- Concerns about sewage and capacity
- Requirement to maintain Village as a dark skies village – Light pollution
- Issues with noise and air pollution
- Concerns about impact of and extent of development on village life
- Capability and capacity of the village to support an increased population in light of the historic and small nature of the village, having only limited community facilities, such as for childrens play.

- |  |   |  |
|--|---|--|
|  | <ul style="list-style-type: none"><li>• Need for a policy relating to investment of CIL and section 106 monies on community infrastructure to support village needs</li><li>• Ensure housing provides for all needs.</li><li>• The priority to be attached to providing more homes suited for young families and elderly residents</li><li>• Lack of public transport links</li></ul> |  |
|--|---|--|

## Appendix P - Early drafts – Consultation with the District Council Neighbourhood Council Planning Team

- **Development of Policies and Policy wording on a per policy basis was undertaken directly with an appointed NP Planning Officer.**
- **First Full draft of NP document inclusive of policies to Neighbourhood Planning Team for review.**

Draft documents submitted November 2019. Consultation meeting held between members of the Planning Team (D. Bryson Senior Planning Officer Neighbourhood Planning and A Richardson) and members of the EHNPSG 18<sup>th</sup> November 2019.

Main comment: Structure of plan to be reconfigured, policies to be further developed.

- **Pre-submission, Regulation 14 Plan:** development of draft plan with advisors. December 21, correspondence with members of Planning team, (N. Merrit, Senior Planning Officer). Details of contacts for statutory bodies received.

## Appendix Q - Notification and publication of the Regulation 14 pre-submission consultation

At its meeting on 8<sup>th</sup> September 2021 the East Hanney Parish Council resolved to approve the process by which the Pre-Submission Neighbourhood Plan had been developed and to approve its release to allow a statutory six-week consultation as per Regulation 14 of the Town and County Planning, England, Neighbourhood Planning (general) regulations, 2012. This was recorded in the published minutes.

The formal Regulation 14 statutory consultation was carried out 21<sup>st</sup> December 2021 until 8<sup>th</sup> February 2022 a period of 7 weeks.

In advance of the commencement of the Consultation period the Consultation was advertised through local media and continued to be advertised for the whole of the Consultation period.

The draft documents were made available to be viewed online through a dedicated page on the Parish Council website 'Neighbourhood Plan' page via the www web site address and link below.

It was also advertised within the local free Magazine 'Hanney News' which included a front piece as well as internal statements in the issues published across the period of Consultation.

There were also posters put up on public Notice Boards and in bus stops.

A hard copy of the Consultation documentation and forms for completion by hand were also made available in the shop with a poster encouraging residents to participate.

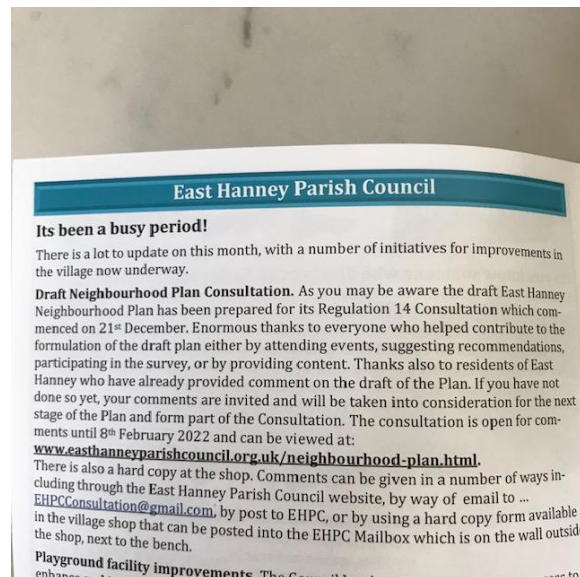
The Parish web site was enabled to receive comments directly online using the www address and link shown below. Interested parties could also provide comment by way of email using a gmail account established for the consultation 'EHPCConsultation@gmail.com', or through physical submission on forms provided within the village shop. The Parish web site was enabled to receive comments directly online:

<https://www.easthaneyparishcouncil.org.uk/neighbourhood-plan.html>

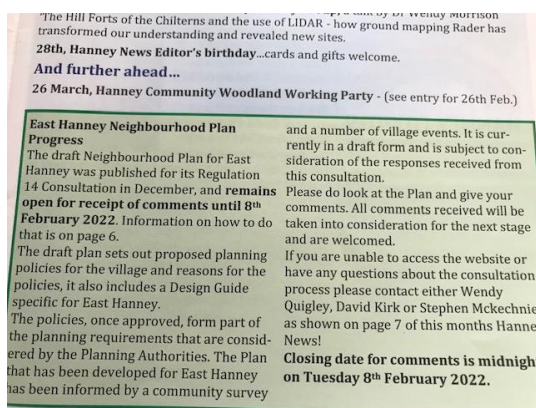
[EHPCConsultation@gmail.com](mailto:EHPCConsultation@gmail.com)



Extract from front page of Hanney News



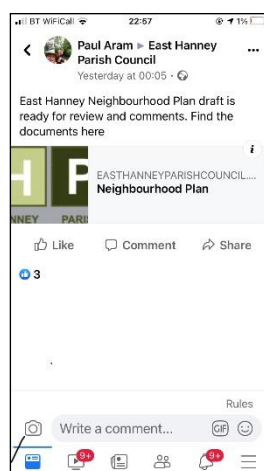
Example extract from inside Hanney News



Example of further local publicity



Posters on noticeboards and in the bus stops.



Snapshot of social media giving residents link access to NP documents.

Messages on social media helped publicize and encourage the community to review the Plan documents and give comment.



Direct Communication by way of email and Letter were issued to Statutory Consultees (list in the main Consultation Statement), where an email address was provided this was by email. Letters were issued to Landowners in all cases and also to other interested parties. The following are example drafts of the notifications. The second letter was issued to landowners relevant to the Local Green Spaces policy.



December 2021

Dear <Email Salutation>

**East Hanney Neighbourhood Plan – Statutory Consultation under regulation 14 of the Neighbourhood Plan (General) Regulations 2012**

East Hanney Parish Council has prepared a draft Neighbourhood Plan and welcomes your feedback.

The purpose of this consultation is to seek representations from Statutory Consultees and others whose interests may be affected by the draft proposals made. Your comments will be taken into consideration for the final draft plan before a further statutory consultation by the District Planning Authority and independent examination.

A copy of the draft plan can be viewed at  
<https://www.easthanneyparishcouncil.org.uk/neighbourhood-plan.html>

A hard copy of the draft plan is available for viewing at the Community Shop.


Comments can be submitted by:

- completing the form at the website above
- emailing [EHPCConsultation@gmail.com](mailto:EHPCConsultation@gmail.com)
- hard copy response to the mailbox at Hanney War Memorial Hall.

The consultation period will end on 8<sup>th</sup> February 2022. Your feedback is greatly appreciated.

Yours faithfully,

Wendy Quigley  
 Clerk to East Hanney Parish Council  
 Hanney War Memorial Hall,  
 East Hanney,  
 OX12 0JL  
[clerk@easthanneyparishcouncil.org.uk](mailto:clerk@easthanneyparishcouncil.org.uk)



<Title> <Surname>  
 <Address 1>  
 <Address 2>  
 <Address 3>  
 <Address 4>

Dear <Title> <Surname>,

**East Hanney Neighbourhood Plan – Statutory Consultation under regulation 14 of the Neighbourhood Plan (General) Regulations 2012**

We are writing to advise that East Hanney Parish Council has prepared a draft Neighbourhood Plan and to invite your feedback.

The Plan is available to be viewed and the Consultation open until 8<sup>th</sup> February 2022.

The purpose of the consultation is to seek representations from Statutory Consultees and others who may have interests within the area of the plan or who may be affected by the draft proposals.

Within the draft Plan a proposal is made for a Local Green Spaces policy to which we would like to draw your attention.

Your comments on the draft Plan are invited and will be taken into consideration influence our final draft plan before a further statutory consultation by the District Planning Authority and independent examination. We accordingly invite any comments that you may wish to make.

A copy of the draft plan can be viewed at  
<https://www.easthanneyparishcouncil.org.uk/neighbourhood-plan.html>

A hard copy of the draft plan is available for viewing at the Community Shop.

Comments can be submitted by:

- completing the form at the website above
- emailing [EHPCConsultation@gmail.com](mailto:EHPCConsultation@gmail.com)
- hard copy response to the mailbox at Hanney War Memorial Hall.

The consultation period will end on 8<sup>th</sup> February 2022. Your feedback is greatly appreciated.

Yours sincerely,

Wendy Quigley  
 Clerk  
 East Hanney Parish Council  
 Hanney War Memorial Hall,  
 OX12 0JL

## Appendix R - Response to Regulation 14 consultation from Vale of White Horse District Council

Policy and Programmes  
**HEAD OF SERVICE: HARRY  
BARRINGTON-MOUNTFORD**



**Contact officer: Cheryl Soppet**  
Cheryl.soppet@southandvale.gov.uk  
Tel: 01235 422600

Textphone users add 18001 before you dial

07 February 2022

### **East Hanney Neighbourhood Development Plan – Comments under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)**

Thank you for giving the Council the opportunity to offer formal comments on your draft Neighbourhood Plan.

Having seen a complete draft, along with the supporting evidence documents we are able to offer advice under our duty to support Neighbourhood Plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.

Yours sincerely

Cheryl Soppet  
**Planning Policy Officer (Neighbourhood)**  
Vale of White Horse District Council

Ref.	Section/Policy	Comment/Recommendation	Action/Response
1	General Comment	<p>Overall, it is clear that the group have worked hard to develop a plan that will help shape development within East Hanney. The priorities of the community are clear, and this is reflected within the plan.</p> <p>References to the district council are inconsistent, sometimes it is referred to as DC or Vale or Vale of White Horse. To improve readability, it would be helpful to ensure references are clear and consistent.</p> <p>There are also inconsistencies on how the policies within the Vale of White Horse Local Plan 2031 Part 1 and Part 2 are referred to. To ensure there is no confusion for the reader, we recommend the policies are referred to in the same way as they appear in the Local Plan. To provide examples in some instances we have flagged some of the inconsistencies throughout our comments.</p> <p>In some areas, you are only including parts of Local Plan policies and this can make it difficult for the reader to follow or get an accurate picture of the policy intent. Where policies or part of policies are replicated it is important that you give the reader sufficient information so that they can understand it within its wider context. For example, in some instances it may be helpful to include the whole policy or at least the sentence before a set of criteria.</p> <p>There is also significant repetition between policies, and this should be looked at moving forward.</p>	<p>References updated throughout the Plan, including those referencing The Local Plan 2031 Part 1 and Part2.</p> <p>Document reviewed to avoid repetition.</p>
2	Page 2 – Reference to	The second sentence in the second paragraph is not accurate. Once we have concluded the consultation,	Amended.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
	further amendments following Regulation 16 consultation.	<p>we will then submit the plan to the examiner along with the consultation responses. There is little scope to make any amendments to the plan once it is submitted to the district council for consultation and examination.</p> <p>During the examination process, it may be possible to suggest modifications to the plan where representations are invited by the examiner.</p>	Amended.
3	Page 2 – last sentence in last paragraph	A made Neighbourhood Plan becomes part of the 'Development Plan'. Therefore, for accuracy, we recommend replacing 'planning regulations', with 'Development Plan'.	Amended
4	Page 3 – paragraph 2.1	Where it refers to the Eu Regulations, we recommend adding, 'as incorporated into UK law' as set out in national planning practice guidance.	Amended
5	Page 4 – paragraph 3 of 2.3	This last paragraph will need updating before submitting the plan to the district council to reflect the development of a consultation statement.	Updated
6	Page 5 – paragraph 2 of 2.4	There is a duplication of paragraphs here and so we recommend one is deleted. The last sentence will also need to be updated following this consultation and before submission.	Duplication resolved. Updated.
7	Page 5 – paragraph 2.5	Currently the SEA screening statement is not provided. The document in the appendices is the request for an SEA screening opinion to be undertaken. We recommend that the SEA screening statement is included in the appendices, replacing the questionnaire. <a href="#">Link here.</a>	SEA screening statement now provided.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
8	Page 5 – 2.6	This section will need to be updated as the plan goes through the process.	Updated
9	Page 10 – first paragraph	Where it refers to the Eu Regulations, we recommend adding, 'as incorporated into UK law' as set out in national planning practice guidance.	Incorporated
10	Page 10 – third paragraph under Vale of White Horse District Local Plan 2031 Part 1	There is repetition of ' <i>The most relevant policies to the EHNP in Local Plan Part 1 are summarised below:</i> ' Suggest removing one to remove repeated phrase	Resolved.
11	Page 11 – Core Policy 26: Accommodating Current and Future Needs of an Aging Population	For consistency, we suggest adding some text to this bullet point to make it similar to how other core policies are presented.	Text added
12	Page 18 – 5 <sup>th</sup> bullet point	At the start of this bullet point, it just states 'Traffic Levels'. It is not clear if this is meant to be a heading or if some of the text missing.	Text amended
13	Page 22 – 4.2 Themes and Objectives	It states that the objectives are in a table, however when viewing the objectives, they look as if they are displayed in a box instead.	Amended
14	Page 22 – Objective 3	Rather than use the word 'decent' we recommend using 'high quality'.	Amended
15	Page 23 – Objective 5	We suggest considering if this objective fits best under Theme 4 or Theme 2.	Moved to Theme 4

Ref.	Section/Policy	Comment/Recommendation	Action/Response
16	Page 28 – First Paragraph	Suggest removing the additional ‘T’ at the start of the first word.	Resolved
17	Policy EHNP 1 – Village Character, Sustainable Development and Design.	<p>National guidance sets out that policy wording should be precise, concise and drafted with sufficient clarity. The first paragraph is therefore considered as supporting text and should be moved from the policy.</p> <p>We suggest replacing it with the below paragraph to bring the clarity the NPPG requires;</p> <p><i>‘Any development proposals should demonstrate how they have taken into consideration the East Hanney NDP and local Character Assessment. In particular all development proposals should ensure that:’.</i></p> <p>Regarding point ii) the NPPF sets out that policies should avoid unnecessary duplication. As a result of the proposed modifications to the opening paragraph of the policy, we recommend ‘as set out within the Character Assessment and Neighbourhood Plan Design Guide; and,’ is removed.</p> <p>In regard to point iii) to ensure the policy has the clarity required by national guidance we recommend the following wording:</p> <p><i>iii) they have taken account of the impact on the two conservation areas where appropriate;</i></p> <p>In regard to point iv) to ensure the policy has the clarity required by national guidance we recommend the following wording:</p>	<p>Actioned</p> <p>Applied</p> <p>Amended</p> <p>Applied as iv)</p> <p>Applied</p> <p>Views Appendix provided</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p><i>iv) they preserve or where practical enhance, the openness of East Hanney including key views in and out of the village</i></p> <p>It is not clear where the key views are documented and evidenced.</p> <p>In regard to point v) we noted the Design Codes vary between only developments over 10 units and then all developments when referring to public space. This point in policy EHNP1 sought to introduce a notional 4 units rule. Paragraph 57 of the NPPF sets out the relevant tests seeking contributions from developers (Regulation 122 of the Community Infrastructure Levy (CIL) Regulations) These are as follows:</p> <p>‘Planning obligations must only be sought where they meet all of the following tests:</p> <p>a. necessary to make the development acceptable in planning terms;</p> <p>b. directly related to the development; and</p> <p>c. fairly and reasonably related in scale and kind to the development.’</p> <p>It is therefore unlikely that all development of over 4 units would meet the above tests and therefore we recommend ‘where appropriate’ is inserted.</p> <p><i>V) Where appropriate provide accessible greenspace in all new developments.</i></p> <p>National guidance sets how policies should be set out with sufficient clarity so that decision makers can apply them consistently and with confidence. We therefore</p>	<p>Amended to 10 units</p> <p>Applied</p> <p>Reviewed and series of changes applied, aspects relating to biodiversity moved to new policy following supplementary recommendation.</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>suggest the following series of changes to improve the overall clarity and precision of the policy.</p> <p><i>In seeking to achieve sustainable development, proposals should, where appropriate, demonstrate how they;</i></p> <ul style="list-style-type: none"> <li><i>i) contribute to the vitality and viability of East Hanney Parish;</i></li> <li><i>ii) complement the local vernacular and character of the village and its rural setting by use of appropriate design;</i></li> <li><i>iii) maintain, restore or enhance the local landscape character;</i></li> <li><i>iv) Conserve and enhance the historic environment;</i></li> <li><i>v) maintain, restore or enhance the local landscape to achieve a net biodiversity gain and habitat connectivity;</i></li> <li><i>vi) ensure development is easily accessible by sustainable modes of transport to local facilities;</i></li> <li><i>vii) provide the necessary infrastructure to enable communications services including high speed broadband, and;</i></li> <li><i>viii) minimize energy use and its overall carbon impact.'</i></li> </ul>	
18	Page 31 – Link to Design guide	<p>Under evidential material, the Vale of White Horse Design Guide is listed twice. We suggest removing one. The link to the design guide is also broken. The correct link is; <a href="https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/supplementary-planning-documents/vale-of-white-horse-design-guide-spd/">https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/supplementary-planning-documents/vale-of-white-horse-design-guide-spd/</a></p>	<p>Link inserted</p> <p>Drafting updated to reference the new joint plan</p>



Ref.	Section/Policy	Comment/Recommendation	Action/Response
		Please note, that the council are currently in the process of producing a Joint Design Guide with South Oxfordshire. The draft Joint Design Guide is currently being consulted on for 8 weeks, which concludes on 15 March. Further information on this can be found here: <a href="https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/urban-design/joint-design-guide-consultation/">https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/urban-design/joint-design-guide-consultation/</a>	
19	Page 31 – Policy Context	This section needs to be reviewed. In some instances, the NPPF is referred to as NPPF and the paragraph is given and in other sections it is referred to as ‘the Framework’ and no paragraph number is given. We therefore suggest that the references are made consistent for clarity and to improve the readability of the plan.	Reviewed
20	Page 34 – first three paragraphs	Here is one example where reference to the Local Plan policies are inconsistent. The policies are referred to as: ‘core policy 4’, ‘DC policy’ and ‘DC core policy 4’. We therefore suggest that the references are made consistent for clarity to help improve the readability of the plan.	Amended
21	Page 36 – fourth paragraph	The start of this paragraph appears to be missing.	Resolved
22	Policy EHNP 2 - Settlement Boundary	The policy refers to the boundary being shown on the policies map. The policies map do not appear to be included in the plan. We therefore recommend including a policies map or you could improve the quality of figure 7 and update the policy wording to refer to it instead.	Map updated, allocations included.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>Paragraph 13 of the NPPF sets out that Neighbourhood Plans should support the delivery of strategic policies set out in Local Plans. The settlement boundary does not currently take into account the allocations within Local Plan 2031 Part 2. To ensure that the NDP is supporting the strategic policies we have recommended some replacement wording to take account of the allocated sites.</p> <p>Core Policy 4 of Local Plan 2031 Part 1 states that there is a presumption in favour of sustainable development within larger villages. As East Hanney is classified as a larger village under Core Policy 3 of Local Plan 2031 part 1, as drafted the second paragraph could seek to restrict sustainable development from coming forward outside of the settlement boundary. We therefore recommend the following replacement wording:</p> <p><i>'Development proposals within the settlement boundary for sustainable development will be supported provided they are in accordance with policies of the development plan.'</i></p> <p>With regard to the first sentence of the last paragraph, there are some circumstances where development in the open countryside is acceptable. For example, rural exception sites and rural workers dwellings. Regarding the second sentence, as set out in paragraph 2 of the NPPF, planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, it is not appropriate for the policy to set out</p>	<p>Applied</p> <p>Applied</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>how future planning applications/ allocations should be considered. Based on the above we suggest the following replacement wording:</p> <p><i>'Outside the settlement boundary development proposals will be supported on allocated sites or where the development is appropriate for a countryside location and they are in accordance with policies of the development plan.'</i></p>	
23	Page 38 – Under policy context – Local Plan 2031 Part 1, strategic sites and policies	Regarding core policy 4 of the Local Plan 2031 Part 1 you should be making a distinction that there are both appropriate and inappropriate forms of development within the open countryside. We believe in this section you may have overly simplified the policy interpretation to suggest that any development in the open countryside is not appropriate. This is incorrect as the NPPF allows some development in certain circumstances such as rural workers dwellings and therefore this needs to be amended.	Text updated
24	Pages 38 and 39 -Reference to policies	This is an example where there are inconsistencies in the naming of policies from Local Plan 2031 Part 1. We suggest naming the policies out in full to be consistent with the referencing throughout the rest of the plan and also to help improve its readability and for clarity.	Actioned
25	Policy EHNP 3 - Infill	We understand that the aim of this policy is to guide design elements of infill development. As currently worded the policy lacks clarity and precision. Development proposals must be determined in accordance with relevant policies in the development plan (including the Neighbourhood Plan once it has	

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>passed the referendum) unless material considerations indicate otherwise.</p> <p>We recommend the policy is amended as follows:</p> <p>Replace the first paragraph with '<i>Proposals for infill development must have regard and reflect the guidance set in the East Hanney Neighbourhood Plan Design Guide and the Local Character Assessment</i>'</p> <p>Our conservation officer highlighted that the Design Codes seem very strict in the Built Form section. EHNP3 seeks to provide development that responds to character but the Built Form section is very prohibitive of changes to existing structures – it is important to ensure this issue is addressed.</p> <p>We recommend deleting “Village Infilling” is defined as follows:’ as only one element of the list (point i) is concerned with the definition of infill development.</p> <p>Point i) as currently worded is overly restrictive. It seeks to limit the scale of infill development to one or two dwellings and this would be inappropriate in the context of East Hanney’s classification as a larger village (Core Policy 3) and having regard to Core Policy 4. Neighbourhood Plans in villages of comparable position in the settlement hierarchy have used the following definition of infill development: (The filling of a small gap in an otherwise built-up frontage or on other sites within the settlement where the site is closely surrounded by buildings). This definition could be added as a second paragraph to the policy wording or as supporting text.</p>	<p>Applied</p> <p>Design Codes redrafted</p> <p>Amended</p> <p>Definition incorporated</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>Points ii to vi relate to design elements and should be framed as such. We recommend inserting the following new introduction and re-numbering the list:</p> <p><i>‘Proposals for infill development should in particular have regard to the following principles:’</i></p>	Applied
26	Page 42 – Reference to policies	This is an example where there the naming of policies from Local Plan 2031 Part 1 is inconsistent. We therefore suggest that the references are made consistent for clarity to help improve the readability of the plan.	References reviewed
27	Page 45 – reference to West Hanney NDP	As mentioned in the supporting text, the West Hanney NDP does designate a gap between East Hanney and West Hanney. The gap however, is smaller than that shown in figure 9 for the reasons set out in the <a href="#">examiner’s report</a> to the <a href="#">West Hanney NDP</a> . We recommend figure 9 is amended to accurately reflect the gap designated within the West Hanney NDP.	Figure updated
28	Page 46 – Figure 10	The labelling of Figure 10 is unclear. It would be useful to include a key to clearly set out the purpose of the green and red sections.	Figure annotated.
29	Policy EHNP4 - Coalescence	Development Policy 29: Settlement Character and Gaps of Local Plan 2031 Part 2 provides policy direction with regards to coalescence between settlements. This policy requires development proposals to demonstrate that the settlement’s character is retained, and physical and visual separation is maintained between settlements. It also	Policy wording reviewed, and supplementary changes recommended applied.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>states that development proposals will only be permitted if they accord with the following criteria:</p> <ul style="list-style-type: none"> <li>i. the physical and visual separation between two separate settlements is not unacceptably diminished</li> <li>ii. cumulatively, with other existing or proposed development, it does not compromise the physical and visual separation between settlements, and</li> <li>iii. it does not lead to a loss of environmental or historical assets that individually or collectively contribute towards their local identity.</li> </ul> <p>It is important to note that a Neighbourhood Plan can only contain policies guiding development within the neighbourhood area. The East Hanney Neighbourhood Plan cannot contain policies affecting the gap identified in the made West Hanney Neighbourhood Plan. Elements of this policy which seek to influence development outside the neighbourhood area should be deleted.</p> <p>In relation to part i) of EHNP4, our landscape officer highlighted that <i>“This is too open a policy, especially southwards towards Grove. The inspector of Local Plan Part 2 specifically changed the wording of the DC gap policy to ‘unacceptable narrowing of the countryside gap’. This NP policy goes far beyond what the inspector allowed as a DC policy”</i>.</p> <p>In our view, Core Policy 4 and Development Policy 29 provide a strong platform to protect the character of settlements and prevent coalescence.</p>	

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>Paragraph 16 of the NPPF states that <i>'plans should serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area'</i>. The Neighbourhood Plan can add value and detail to Development Policy 29, identifying areas that contribute to the character and identity of settlements. We recommend the policy wording is updated to align with the requirements of Development Policy 29.</p> <p>As regards gaps between settlements, this approach is normally applied to protect the smallest area necessary to secure the objectives of the policy. We believe there is scope for the important areas identified in the plan to be further refined.</p> <p>The requirement to retain hedgerows and historic footpaths is already covered in policy EHNP5 – Duplication should be avoided.</p> <p>Community actions should be set out separately from policies guiding development and should be clearly distinguishable. The last point within the policy should be presented as supporting text or separately as a community action.</p>	Actioned
30	Page 50 – point 3	Missing a closed bracket after the number three.	Resolved
31	Policy EHNP5 – Retention of trees and hedgerows	<p>Our ecology specialist highlighted that as currently written the policy is hard to follow and will likely lead to disputes over how the policy should be interpreted. We suggest that the policy wording is reviewed in an attempt to promote clarity and to remove repetition.</p> <p>It's worth noting when reviewing the policy, that Core policy 44: Landscape of Local Plan 2031 Part 1 states</p>	Policy wording reviewed. Recommendation implemented. Additional supporting material including tree and hedgerow maps incorporated.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		that features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies will be protected from harmful development and where possible enhanced. The NPPF (paragraph 16) states that plans should serve a clear purpose, avoiding unnecessary duplication. Therefore, any duplication with this policy should be removed.	
32	Page 56 – reference to Wantage Neighbourhood Plan	It is important to ensure references to the Wantage Neighbourhood Plan accurately reflect its stage of preparation. The Wantage Neighbourhood Plan is still emerging and yet to be examined.	Text amended
33	Policy EGNP 6 – Letcombe Brook	<p>The first paragraph of this policy is better suited as supporting text as it provides context rather than policy direction.</p> <p>The policy is lengthy and could made more concise as recommended by national planning practice guidance. In addition, some of the text within the policy criteria is explanatory text and this should be relocated to supporting text. We recommend the following alternative policy wording:</p> <p><i>As appropriate to their nature and scale, development proposals within 20 metres from Letcombe Brook should:</i></p> <p>i) <i>Protect the important and historic waterway system through the village, including man made watercourses, existing ponds and drainage ditches from adverse impacts.</i></p>	<p>Policy amended, alternative recommended drafting applied.</p> <p>Policy further refined following supplemental recommendation from specialist planner.</p>



Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>ii) <i>Achieve a minimum of 10% net gain in biodiversity.</i></p> <p>iii) <i>Deleted</i></p> <p>iv) <i>conserve the biodiversity, landscape and recreational value of Letcombe Brook.</i></p> <p>v) <i>Deleted</i></p> <p>vi) <i>Conserve the geological and ecological significance of the area and the natural flow and water course.</i></p> <p>vii) <i>Delete</i></p> <p><i>Development proposals adjacent to or encompassing Letcombe Brook are encouraged to where appropriate:</i></p> <p>i) <i>Create new habitat features such as ponds, and scrapes in the Letcombe Brook corridor.</i></p> <p>ii) <i>include a long-term landscape and ecological management plan for the brook and a minimum 10 m buffer zone, favourable to the enhancement of biodiversity, along both sides of the watercourse.</i></p> <p>We recommend the deletion of criterion iii as the requirement for a suitable buffer is already covered in Development Policy 30. Furthermore placing a blanked restriction on the creation of vehicular access is inappropriate.</p> <p>We recommend the deletion of 'vii) There is a network of ditches and historic water courses throughout East Hanney which feed into the Brook, any development that might give rise to potential blockage of a water</p>	

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		course or discharge of harmful material into a watercourse arising from construction or future impact from a development will not be supported.' As the first part reads as supporting text providing an explanation as opposed to a policy direction and the remainder duplicates elements of points i) and point vi).	
34	Policy EHNP 7 – Local Green Spaces	<p>For ease of the reader, it would be useful to label the local green spaces in the policy with the correspondent letter in the map. This will help the reader understand where the local green spaces are in relation to the village. Therefore, we suggest replacing the ‘-’s with ‘a’, ‘b’, ‘c’ etc.</p> <p>Also, for consistency with the other policies, we suggest making the last sentence within the policy not bold.</p> <p>Within the paragraph 100 of the NPPF, criterion C states that green spaces should be local in character and are not an extensive tract of land.</p> <p>Further consideration should be given to the extent of the majority of the proposed Local Green Space Designations. From looking at figure 12 the proposed green spaces collectively are quite extensive in the context of the village.</p> <p>For example the proposed Green Space (L) <i>Parcel of land to the north east of the village extending into open countryside along the course of the footpath to Drayton</i> – this extends to approximately 31ha. Both the NP and Appendix D state that the land should not be an extensive tract of land and notes some helpful</p>	<p>Labels applied.</p> <p>The proposed LGS have each been subject to further review by an independent consultant, and consideration of responses to the Reg 14 Consultation from landowners also taken into consideration. The number and extent of spaces has been materially reduced. Certain of the spaces retained are also reduced in size. Each has been reconsidered against the qualifying criteria.</p> <p>Revised annotated map provided.</p> <p>Reference provided to other local NP's which have LGS Policy.</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>guidance in regard to Local Green Spaces. As a guide, and in reference to Natural England's Accessible Natural Green Space Standards (ANGSt) (view the Accessible Natural Green Space Standards), a site of over 20ha (50 acres) is likely to be considered an extensive tract of land and therefore not suitable for designation as a Local Green Space.</p> <p>Threshold</p> <p>As set out in the NPPG a Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of Neighbourhood Plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan. We therefore recommend that landowners of the proposed local green spaces are contacted to avoid any future complications.</p>	
35	Policy EHNP 7	<p>Comments provided by our conservation team:</p> <p>It should be noted that the Conservation Area Designation does not prohibit development or automatically protect or give particular special interest to open spaces. I would not encourage the identification of spaces within the Conservation Areas which are perceived as being protected by that designation. If development came forward they would need to be considered on their merits in the absence of any other form of robust designation.</p>	Noted.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
36	Policy EHNP 7	Comments provided by our landscape team:  I query if many of the spaces listed can qualify as Local Green Spaces. Many have no public access including footpaths through the areas and also have little visibility to the village or are large areas of farmland.	Spaces reviewed as above.
37	Page 68 – Core Policy 45	For consistency, we suggest changing the bullet point on Core Policy 45 to a ‘-’ to be consistent with the other policies listed.	
38	Page 68 – Reference to East Hagbourne	If you would like to also reference Neighbourhood Plans in Vale, the Ashbury and Longworth Neighbourhood Plans both have designated local green spaces and are rural in nature.	Other NP’s referenced.
39	Page 68 - Vision	Remove additional full stop at the end of the sentence.  Rather than use the phrase ‘are becoming less able’, it may be more appropriate to remove the word ‘becoming’. This way it captures those who are already less able and may be looking for a more suitable housing option.	Amended as recommended.
40	Page 68 - Objective	Instead of using the word ‘decent’, we recommend using ‘high standard’ or ‘high quality’ for clarity.	Amended as recommended.
41	Policy EHNP 8 – Housing Density	We suggest further consideration is required for this policy as it currently is in conflict with Core Policy 23 of Local Plan 2031 Part 1.  Core Policy 23: Housing Density within Local Plan Part 1 states that, ‘ <i>On all new housing development a minimum density of 30 dwellings per hectare will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours.</i> ’	Policy reconsidered.  Takes approach of reflecting neighboring densities. Edge of village location should be lower to provide softer edge.  Approach and drafting discussed with NP Planning team.  Amendments actioned

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>As currently worded, policy EHNP8 conflicts with this by stating that developments with less than 20 dwellings per hectare will be acceptable. We understand your proposed policy also aims to guide new development on the edge of the settlement to be carefully designed to achieve a soft transition to open countryside. We recommend this is set out in the policy wording without reference to a maximum density as such approach would be in conflict with Core Policy 23 and national planning policy.</p> <p>The third paragraph is not related to density but rather the provision of open space. Appendix K of Local Plan 2031 Part 2 sets out the leisure and open space standards. The adopted standards require the equivalent of 15% of the residential area to be provided as public open space.</p> <p>The last paragraph is overly restrictive. Neighbourhood Plans should be positively prepared and its policies should not place blanket restrictions on development.</p>	Policy amended.
42	Policy EHNP 8	<p>Comments provided by our landscape team:</p> <p>Housing density is not only a reflection of character but also it is about making best use of land. A cap of 20 or 15 houses per hectare may not have the best use of land outcome.</p> <p>“No less than 50% public open space” does not reflect best practice from Fields in Trust. Our policy is 15% plus play and allotments. There is no evidence base to cover the 50% figure.</p>	Policy amended as per above.
43	Policy EHNP 9 – Housing Mix	As currently drafted, this policy lacks clarity and precision. We recommend:	Policy updated, table and revised wording adopted.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>Point i) should be revised to make reference to appropriate affordable housing provision. It could state that “Proposals of ten or more dwellings should deliver 35% affordable housing provision” and should make reference to the essentiality of meeting <b>district wide need</b>.</p> <p>Point ii) should be about encouraging development to deliver the type of housing needed for the neighbourhood area and should be amended to reflect this.</p> <p>Point iii) - Developments on any site in the Vale of White Horse should meet the need of the whole district, unless the site is a rural exception site where consideration will be given to a specific housing need. It is therefore advised that this section is revised to make reference to ‘district wide need’ and avoid confusion regarding the ‘local connection’. Reference to the Housing Allocations Policy should remain.</p> <p>The Housing Allocations Policy has a 20% requirement of allocation to people with a strong local connection to the parish. It is therefore advised that initial wording should be revised to read “20% of all new affordable housing in East Hanney will, on first lettings, be subject to eligible households with a strong local connection to the parish”.</p> <p>To avoid duplication, pre-application could be encouraged as a standalone point at the end of the policy.</p>	

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>The last sentence of the policy would also be better suited within Policy EHNP1 as it addresses design and sustainability.</p> <p>Please note that the Written Ministerial Statement (WMS) made on 24 May 2021 on Affordable Homes introduced significant changes to the delivery of affordable housing, introducing a new affordable housing tenure called First Homes, as well as making changes to the current model of Shared Ownership (<a href="#">link here</a>).</p> <p>First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. From the 28 June 2021, subject to the transitional arrangements, of all affordable housing units secured through developer contributions, 25% should be First Homes.</p> <p>As set out in the WMS of 24 May 2021, Neighbourhood Plans that have reached publication stage (Regulation 14 – Pre-submission consultation) by 28 June 2021 and subsequently submitted for examination by 28 December 2021, will not be required to reflect the First Homes policy requirement as part of the transitional arrangements.</p> <p>As the East Hanney Neighbourhood Plan had not reached publication stage by the 28 June 2021 the transitional arrangements do not apply. Neighbourhood Plans are not required to include an affordable housing policy, however you may wish to consider the changes introduced with First Homes. The Council has</p>	<p>Incorporated into the policy.</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response									
		<p>produced an advice note on these changes which may be of help, it can be found <a href="#">here</a>. We recommend that a policy on tenure mix which responds to First Homes is inserted into the plan, we recommend the following policy wording:</p> <p><i>‘Taking into account the requirements for affordable housing set out in the development plan, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</i></p> <table><tr><th><b>Tenure</b></th><th><b>Vale of White Horse</b></th></tr><tr><td><i>First Homes</i></td><td>25%</td></tr><tr><td><i>Social Rent</i></td><td rowspan="2">56%</td></tr><tr><td><i>Affordable Rent</i></td></tr><tr><td><i>Other routes to affordable home ownership</i></td><td>19%</td></tr></table> <p><i>’</i></p>	<b>Tenure</b>	<b>Vale of White Horse</b>	<i>First Homes</i>	25%	<i>Social Rent</i>	56%	<i>Affordable Rent</i>	<i>Other routes to affordable home ownership</i>	19%	
<b>Tenure</b>	<b>Vale of White Horse</b>											
<i>First Homes</i>	25%											
<i>Social Rent</i>	56%											
<i>Affordable Rent</i>												
<i>Other routes to affordable home ownership</i>	19%											
44	Page 76 – Under an aging population	We recommend checking if there are more recent evidence available from the Office for National Statistics.										
45	Page 78 – Age Demographic Graph	The current graph is blurry. We suggest replacing this graph with a clearer one.	Clarity of graphics reviewed									
46	Policy EHNP10 – Housing for an Ageing Population	The second criteria within this policy should be removed as it repeats Development Policy 2: Space Standards within Local Plan 2031 Part 2.	Policy refined to reflect requirement.									



Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>Development Policy 2: Space Standards of Local Plan 2031 Part 2 also states that proposals for major development should ensure 15% of market dwellings and all affordable housing are constructed to the category 2 standard as set out in the Building Regulations Approved Document M Part 2.</p> <p>The definition of Category 2 is <i>‘A new dwelling makes reasonable provision for most people to access the dwelling. It incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users’</i></p> <p>As currently worded policy EHNP10 repeats what is already within Development Policy 2 and in some places seeks to go beyond requirements that are outside of the scope of planning and within the remit of Building Regulations.</p> <p>We therefore recommend criterion two is deleted.</p>	
47	Page 80 – Vision	The words ‘to be maintained’ appear out of place in the sentence. We suggest removing it.	Use of ‘maintained’ revisited.
48	EHNP11 – Community Facilities and Infrastructure	<p>We believe this policy could be made clearer and more precise. We suggest the following wording to replace the first two paragraphs of the policy:</p> <p><i>‘New development must be served and supported by appropriate onsite and off-site infrastructure and services. Development proposals should have regard to the Community Infrastructure Report (appendix B), and deliver improvements to existing community</i></p>	Recommended wording adopted.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p><i>facilities and services necessary to address impacts arising from the increased usage by the residents of the new development.'</i></p> <p>The last paragraph seeks to deal with matters outside the scope of planning, such as the condition of equipment, and is overly restrictive seeking to place a blanket restriction on development on public open spaces in conflict with policy 33: Open Spaces of Local Plan 2031 Part 2 which sets out exceptions where development of open space will be permitted. The last paragraph should be deleted.</p>	
49	Policy EHNP12 – Green Spaces for play	<p>Development Policy 33: Open Space within Local Plan 2031 Part 2 provides the requirements major residential developments are expected to deliver with regards to children's plan and youth provision, public open spaces and allotments. As these aspects are covered by policies in the Local Plan 2031 Part 2, we recommend you consider whether this policy is needed having regard to national planning policy which discourages unnecessary duplication.</p> <p>If you would like to retain this policy, we recommend replacing the current text with the following:</p> <p><i>'New major residential development will be required to provide or contribute towards new open space in line with the District Councils Development Management Policies. These open spaces should be accessible and/or useable for play, leisure or recreation.'</i></p>	Recommended wording adopted.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<i>Provision for the future long-term maintenance and management of the open space and facilities should be agreed as part of the planning application.'</i>	
50	Policy ENHP 12	<p>Comments provided by our landscape team:</p> <p>Parish maintaining land is covered in the Developer Contributions SPD, Section 5. This is part of the S106 process.</p> <p>“New major developments in East Hanney (10 or more dwellings or as otherwise defined by the District Planning policies) shall provide suitably sized green space within the development to allow provision of appropriate children’s play areas and respective accessible open space for residents.”</p> <p>This is not clear what appropriate children’s play areas are? It is not defined in the policy. A Fields in Trust standard Local Area for Play (LAP), provides a local space for local play for the youngest children but this does not need to provide any equipment. A LAP should be minimum of 100m<sup>2</sup>, therefore at least 17 houses would be required to trigger one. 67 houses are required to trigger a LEAP (equipped play space min 400m<sup>2</sup>) under DP Policy 33 based on the Field in Trust guidance. All the consented schemes in East Hanney in the last 10 years have been considerably smaller than 67 houses.</p>	Information used within the supporting text.
51	Page 88 – Link to report	The link to the ‘Fields in Trust’ report takes you to the home page and not directly to the report. We suggest including better signage to the report in order for the reader to know how to access the report.	
52	Map 91 – Map of Light pollution	We suggest replacing the map with a version that does not show the other open tabs on the web browser.	Map refined.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
53	Policy EHNP13 – Dark Night Skies and Light Pollution	We note the similarities of this policy to the policy within the Ashbury Neighbourhood Plan. However, we recommend a couple of amendments. We suggest removing the first paragraph and placing this in supporting text as it's the aim of the policy rather than policy wording itself.	Drafting updated as recommended.
54	Policy EHNP14 - Sustainable Development in New Housing Schemes	<p>As currently drafted, it is possible to note four distinctive themes running through this policy - sustainable design, flood risk and noise levels and air quality.</p> <p>As highlighted elsewhere in this response, planning policies should be concise, precise and repetition should be avoided.</p> <p>Dealing with the themes within this policy individually, as separate policies, along with the modifications recommended below would help the policy become concise and clearer.</p> <p>Core Policy Core Policy 40: Sustainable Design and Construction of the Local Plan Part 1 addresses the sustainable design elements of the Neighbourhood Plan policy in a more comprehensive manner. The Local Plan policy also contains an appropriate level of flexibility which allows the applicant to identify the most effective way to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development. This recognises that there are many ways to achieve this policy objective and the precise package is likely to</p>	Policy represented into 2 policies covering a) sustainable development and environmental impact and b) Flood Mitigation in new Housing schemes and Climate change.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>be a site-specific solution which takes into account local constraints.</p> <p>We recommend you review this element of the policy focusing on where you can add detail and encourage best practice. It is also important to avoid using terms that lack appropriate definitions such as 'open parking allocations' and maximum area of garden land'.</p> <p>You can find useful examples and suggestions on how Neighbourhood Plans can address climate issues and improve the local environment <a href="https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/">here</a>:</p> <p>As regards EV charging points, the installation and charge point requirements are being addressed through Building Regulations and new technical guidance will be coming into effect in June 2022. More information can be found <a href="#">here</a>.</p> <p>The flood risk element of the Neighbourhood Plan policy is also covered more comprehensively in Core Policy 42 of the Local Plan part one. Therefore this element of the Neighbourhood Plan policy should be reviewed.</p> <p>As regards noise pollution, Development Policy 25 Noise-Sensitive Development of the Local Plan part 2, requires noise-sensitive development in locations likely to be affected by existing sources of noise to provide an appropriate scheme of mitigation to ensure appropriate standards of amenity are achieved for</p>	<p>Noted, and removed from draft.</p> <p>Flood risk element reviewed as recommended</p>

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>future occupiers of the proposed development. Development Policy 25 also requires proposals for noise-sensitive development to be accompanied by an assessment of environmental noise and an appropriate scheme of mitigation measures. If mitigation cannot be provided to an appropriate standard with an acceptable design, the development proposal will not be permitted.</p> <p>It is not appropriate to introduce blanket restrictions relating to noise through the Neighbourhood Plan. Policy 6 of the made Chilton Neighbourhood Plan provides an example of how a Neighbourhood Plan policy can complement policies in the Local Plan.</p> <p>Development Policy 26 Air Quality provides more comprehensive policy guidance than set out in the Neighbourhood Plan policy. Therefore, this element of the Neighbourhood Plan policy should be reviewed.</p> <p>It is important for you to discuss issues and aspirations relating to the A338 with Oxfordshire County Council as the Local Highways authority. Resitting of the road and controlling traffic movement are largely outside the scope of Neighbourhood Plans.</p>	<p>Noise level element reviewed as recommended.</p> <p>Chilton policy referenced, drafting amended.</p> <p>Reviewed</p> <p>Noted, N.B Parish Council has good lines of communication with OCC Highways.</p> <p>Consultation from residents, highlighted the need to give some reference and consideration to the potential impact of the reservoir on the affected part of the village and possible opportunity.</p>
55	General comment from our Equality and Inclusivity Officer	I've looked through the draft Neighbourhood Plan document. Like most of the previous ones there is a lack of mentioning 'accessibility to all', it is very important that this is in the forefront of people's vision for future planning. I'm sure that when these	Accessibility to all is something which respective policies seek to address including spaces for play, and housing for those with needs and for the aged.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		developments start to be built planners will look into the details of accessibility as they will be very aware of the need.	
56	Character Assessment	<p>Comments provided by the conservation team:</p> <p>The Character Assessment is a thorough and detailed document. It is a useful tool that provides a good baseline of assessment. It is intended to supplement and evidence the proposed policies and the suggested Design Guidance and Codes document. There are some areas where the Design Guidance and Codes require higher tests of compliance with key themes than even the character assessment highlights; these are identified below.</p>	The Design Guide and Codes has been redrafted and is aligned on an area basis to that set out within the Character Assessment.
57	Design Code	<p>Comments provided by the conservation team:</p> <p><i>The <b>Design Guidance and Codes</b> document has been usefully informed by the Character Assessment. I have some reservations about the robustness of some of the elements put forward in this which somewhat undermine the objectives of managing change in the policies of the main Plan.</i></p> <p><i>I recommend the advice of the Urban Design Officer and Countryside Officer are sought on the <u>soundness and deliverability of <b>CODE B</b></u> – particularly where biodiversity net gain issues cannot crossover with the desired 50% public open space provision. <u>This also seems to conflict with EHNP1.</u></i></p>	The Design Guidance and Codes has been redrafted. Our advisors have spoken with Officers as recommended.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p><b>CODE M3</b> would benefit from referring specifically to the Character Assessment document in order to ensure continuity.</p> <p><b>CODE M4</b> – Who has jurisdiction over the placing of double yellow lines, bus shelters and traffic lights? Is this beyond the remit of a design code? Is there a suggested ‘agreed palette’ of signage colours? Has a Village Design Panel been appointed and what is there remit?</p> <p>On page 7 there is a CODE C that relates to the management of land and S106 agreements and yet there is a whole section beginning from page 16 that relates to Design Code C with sub codes CODE C1-C30 – <b>this is confusing there are effectively two sets of C Codes.</b></p> <p>The codes that relate to 50% green space in each sub character area are completely repetitive of <b>CODE B</b> – there seems to be one for each area. This suggests that this CODE is being applied as a blanket rule across the NP area despite earlier on it only applied to development over a certain number of houses. It ought to be separately justified with clarity sought on whether or not it would apply to all sites, if biodiversity net gain areas can also be classed as or used as public space, would a 50% rule be consistent with Local Plan Policies for biodiversity net gain, public open space requirements and national regs on these matters? <u>This conflicts with EHNP1</u> which suggests that cumulative solutions are needed – it’s surely either 50% on every development site or a cumulative test appropriate to the type of site??</p>	



Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p><b>CODES C31-C42</b> Apply to all the land that is outside the built-up settlement as defined in the settlement boundary appendix and have many of the same CODEs as the built up areas – what is the value of this? Does this conflict with EHNP2 which seeks to manage development within the built-up area? And EHNP 7 Green Spaces policy that strictly prohibits development in these areas?</p> <p><b>The Built Form Codes are very strictly worded.</b> I am not sure these are evidenced sufficiently to be applied across the NP area. This is also design guidance not policy so I am not clear what the value is in so strictly wording such CODEs when policies require more proactive development assessment. For example <b>CODE BF1 states: Demolition of existing properties will not be permitted within the settlement boundary.</b> As part of design guidance I am unclear how this could ever be applied and how it can be proven to be accurately evidenced without establishing that every building is worthy of retention and capable of viable improvement if needed. <u>Some of this BF section also appears to conflict with EHNP3 – Infill.</u></p> <p><b>CODE BF6</b> – there are character areas in the character assessment that are described as not of historic interest. This suggests that CODE BF6 goes beyond even the evidence gathered already. Not all development would have an impact on heritage assets to warrant such a high level of assessment – I’m not sure how this CODE could be reasonably applied?</p>	

Ref.	Section/Policy	Comment/Recommendation	Action/Response
58	General comment	<p>Comment provided by the conservation team:</p> <p><i>There has clearly been a detailed assessment of the settlement and in particular of its character. For the most part the policies are well evidenced in terms of heritage. There does appear to be a distinct language change in the way the main plan policies are worded and the way the Design Guidance is worded which seems much stricter – regularly applying blanket tests across areas that are already identified as of differing character or prohibiting certain types of development undermines the character assessment which has taken time to differentiate between areas and better understand where there is capacity for change.</i></p>	The Design Guidance and Codes has been redrafted.
59	General comment – Design Code	<p>Our Urban Design team are in agreement with the comments raised by the conservation team.</p> <p>We recommend that the ‘Design Guidance and Code for East Hanney Neighbourhood Plan’ document is revisited to take account of the National Model Design Code (link <a href="#">here</a>). The National Model Design Code published in July 2021 provides detailed guidance on the production of design codes, guides and policies to promote successful design. It does not appear as if this has been considered. The National Model Design Code is a very useful resource, and we would recommend that this is used as a starting point for developing a Design Code for East Hanney.</p> <p>As currently drafted, we have some concerns around the design code document not being very user friendly, without many graphics or visuals, and written more as a policy document rather than a design code. We also have some concerns over the areas covered in the</p>	The Design Guidance and Codes has been redrafted.

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>document and whether these are appropriate for a design code, and/or whether they are appropriately evidenced. Design codes should be a set of appropriately evidenced design thresholds based on sound urban design principles. As the National Model Design Code sets out, effective design codes are:</p> <ul style="list-style-type: none"> <li>- Simple, concise and specific and;</li> <li>- Rely on visual and numerical information rather than detailed policy wording.</li> </ul> <p>Generally, improvements could be made to the overall structure of the document to improve the readability of the document. We recommend that the National Model Design Code: Part 2 – Guidance Notes is used help inform the structure. As set out in paragraph 32 of the National Model Design Code: Part 1 The Coding Process, design codes need to be based on a vision for how a place will develop in the future. The codes should then help to develop the vision. We think that there is duplication in the codes in places and this could be removed if the overall structure of the document was reconsidered, for example: setting out the vision, overarching codes, then area specific codes. This would help to clarify which areas of the code apply to which areas of East Hanney. Along with the introduction of more visuals and graphics, we think this would have a positive impact on the document.</p> <p>It is clear to see that a lot of work has gone into the character assessment, and this provides a sound basis for the design code. However, it is important that these documents are linked and that the character assessment feeds through the design code. We think that consideration of the National Model Design Code</p>	

Ref.	Section/Policy	Comment/Recommendation	Action/Response
		<p>and bringing forward a design code in line with this guidance will significantly improve this document.</p> <p>We appreciate that we are providing a lot of information so would be happy to talk through the design code with the Neighbourhood Planning group in more detail.</p>	

## Appendix S - Response to Regulation 14 consultation from Oxfordshire County Council



### OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATION:

**District:** Vale of the White Horse

**Consultation:** East Hanney Neighbourhood Plan Regulation 14

---

Annexes to the report contain officer advice.

---

#### Overall View of Oxfordshire County Council

The County Council supports the parish in its ambition to prepare a neighbourhood plan. We hope you find our comments in the attached Annex helpful as you make amendments prior to submitting the plan. We would also advise that our neighbourhood planning toolkit is reviewed, it can be found [here](#). We look forward to seeing the Submission version of the plan.

**Officer's Name:** Sarah Steere-Smith

**Officer's Title:** Planner

**Date:** 03 February 2022

---

District: Vale of White Horse  
Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Pre-Submission Document)  
Team: Strategic Planning  
Officer's Name: Sarah Steere-Smith  
Officer's Title: Planner  
Date: 02/02/22

---

## **Strategic Comments**

### Policy EHNP7 Local Green Spaces

In reviewing the plan of Local Green Spaces provided in Figure 12 on page 65 of the Neighbourhood Plan and Figure 8 in Appendix D Local Green Spaces it appears part of Site F: *Green corridor to the East of the A338 running south from the junction with Steventon Road* may be part of the maintained highway (they are within highway land and the County Council is the relevant Highways authority). It may be that Site F is intended to not include highway land but this is unclear due to the detail of the mapping provided.

We would recommend that Site F's area is checked with our Highways record team directly [Highway searches | Oxfordshire County Council](#) . Where land has highway status, this takes legal precedence over the rights of the sub soil owner and no works can take place without the County Council approval. The highway status of the land means that the public have the right to pass and re-pass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way.

The Neighbourhood Plan recognises the potential for a possible reservoir in the vicinity as per the safeguarded area in the Vale of White Horse District Council Local Plan Part 2. Figure 3 in Appendix C Settlement Boundary Appraisal Report could be improved to show the actual safeguarded area for a possible reservoir as well as the proposed Settlement Boundary.

### Figure 9 Hanney Gap/EHNP 4 Coalescence

Please see our Property Team's objection to the inclusion of part of the primary school site within the Hanney Gap as shown in Figure 9 of the Neighbourhood Plan; this could prevent the School from fulfilling its educational functions, including potentially expanding its educational facilities.

Reference EHNP7 This has been actioned and any area of Highways is annotated within the respective LGS area map as HIGHWAYS. The extent of the proposed Lgs has also been considerably reduced, so that the areas which were identified as being of concern now no longer form part of the proposed area 'Site F'

Reference Hanney GAP EHNP 4 Coalescence. The school site is not within the mapped area, the map has been updated to make this clear and a statement set out within the text for confirmation.

District: Vale of White Horse  
Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Pre-Submission Document)  
Team: Access to Learning  
Officer's Name: Louise Heavey  
Officer's Title: Access to Learning Information Analyst  
Date: 27/01/2022

---

### **Education Comments**

Oxfordshire County Council has previously expanded St James Church of England Primary School (Easy Hanney) to one form of entry, which is expected to be sufficient for the needs of families living within the catchment area who apply on time for a school place. However, as the school attracts pupils from a wider area, families applying after the usual admissions process, including those moving into the village with children already of school age, may find that the relevant year group is full. The nearest available school places may then be in Grove, where additional school capacity is being provided.

Infrastructure.

This response is noted and referenced within the Appendix on Community

District: Vale of White Horse  
Consultation: East Hanney Neighbourhood Plan 2021 – 2031 (Pre-Submission Document)  
Team: Oxfordshire County Archaeological Service  
Officer's Name: Steven Weaver  
Officer's Title: Planning Archaeologist  
Date: 21/01/2022

---

### **Archaeology Comments**

Although the neighbourhood plan highlights the heritage of East Hanney there is no specific policy relating to the historic environment and preservation and enhancement of the parishes heritage assets.

We would therefore recommend that the Neighbourhood Plan is amended to include a specific policy on the historic environment as set out below, that would support its vision objectives (Objective 1) and appropriately accord with the NPPF and Local Plan policy.

#### **Policy - Historic Environment**

The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2021).

This has been actioned a new policy incorporated into the Neighbourhood Plan adopting the recommended wording. This is in the plan as a new policy EHNP5 Historic Environment.



## Appendix T - Response to Regulation 14 consultation from West Hanney Parish Council

West Hanney Parish Council response to the Pre-Submission Version of the East Hanney Parish Council Neighbourhood Plan 2021 – 2031

The neighbourhood plan is very detailed and has the full support of West Hanney Parish Council.

The following points are made to help correct minor errors and are not criticisms of the plan itself.

Pg 8 Letcombe Brook flows into Childrey Brook before flowing into river Ock.

Pg 13 The comparison with West Hanney, one of the smallest small villages in Oxfordshire, is not strictly relevant and could be removed.

Pg 17 St James School is not maintained by OCC it is part of the Vale Academy Trust.

Pg 18 East Hanney and West Hanney are in the Ecclesiastical Parish of Hanney, St James the Great (and its burial ground) is the parish church for both East Hanney and West Hanney. St James the Less in East Hanney has been deconsecrated.

Pg 28 The proposed reservoir is mentioned as threat in the SWOT analysis but there is no comment about this potential threat other than the village is protected from the work.

Pg 44 The Hanney Gap as depicted in West Hanney Neighbourhood Plan. [West-Hanney-NP-referendum-version-july-2021.pdf \(whitehorsedc.gov.uk\)](#) and identified in the Plan as that part of the wider Gap where the potential for built development to erode the gap between West Hanney and East Hanney is at its greatest, is different to that described and depicted in Figures 8 & 9. The reason for these differences should be explained, particularly if the Hanney Gap highlighted in Figure 9 extends to the east of the parish boundary with West Hanney.

Pg 56 Figure 11 shows the parish boundary in blue which could be confused as a watercourse also depicted in blue.

Pg 84 Playing Field Ref: - Only part of field is owned by East Hanney the area to the west being the sports field for West Hanney. This is incorrect as this part of the field to the west is owned by West Hanney Parish Council and is where most of the junior football pitches are located. Hanney Tennis Club has its 2 floodlit tennis courts and clubhouse, the Hanney emergency hut, Hanney Youth Football Club storage hut and the West Hanney allotment gardens are all located in this area.

Character Assessment: Pg 70- suggest the 2<sup>nd</sup> Bullet point from the bottom is removed.

Formatting errors, a number of paragraphs appear to have been repeated:

Pg 32 paragraphs 1-6 are repeated on Pg 32 paragraphs 8-12 and Pg 33 paragraph 1

Pg 35 paragraphs 4-8 are repeated on Pg 36 paragraphs 5-9

Pg 36 paragraphs 1-3 are repeated on Pg 36 paragraphs 10-11 and Pg 37 paragraph 1

Pg 43 paragraphs 1-2 are repeated in paragraphs 3-4

The points made have been considered and changes reflected within the updated Neighbourhood Plan documentation. Particularly, the map of the Hanney Gap is aligned. The Community infrastructure report also updated.

## Appendix U - Response to Regulation 14 consultation from village and community groups

### 1) Village Hall Management Committee

As a tenant of East Hanney Parish Council, on behalf of the management committee of Hanney War Memorial Hall, I would like to express our disappointment that the Council did not consult with us about the references to the Hall in the East Hanney Neighbourhood Plan.

We are therefore not surprised to find inaccurate statements in the Plan with regards to facilities for older people in East Hanney. On page 82 of the Plan, paragraph 2 states that there are "no facilities for the older generation" and in paragraph 3 there is "no meeting place for old people". The Memorial Hall has always provided a venue and facilities for a broad range of activities and meetings for older residents including a weekly Senior Citizens Coffee meeting and a monthly Senior Citizens group that regularly has visiting speakers to provide interesting and relevant information to our older residents. In addition, many of the regular activities and meetings in the Hall are attended by both older and younger residents such as Pilates, Yoga, Bowls, Table Tennis, Zumba, WI, Male Voice Choir, History Group, Gardening Club, Wine Circle, Bridge, Film Night and Fitsteps. We would therefore like these references to be removed from the Plan. We also require the section on the Village Hall on pages 4 and 5 in Appendix B to be redrafted in consultation with the Hall Management Committee to correct the inaccuracies in the consultation version including the assertion that the Hall requires maintenance and the reference to the replacement of the flat roof in the future projects paragraph which actually was replaced four years ago.

On page 21 of Appendix B we do not agree with the wording of the statement "Nor is there a coffee shop nor a community hub, which could provide a place for younger groups or older groups to meet socially." This implies that there is nowhere at present for younger and older groups to meet socially in the village. That does not reflect the importance of the role the Hanney War Memorial Hall has in the life of the village both with older residents as indicated above and also the current use of the Hall for younger residents, for example weekly Hanney Guides meetings and the frequent children's parties held in the Hall.

#### **Response:**

The Plan documents have been updated to reflect certain of the above views including Appendix B Community Infrastructure in relation to the importance of the role of the Hanney War Memorial Hall.

### 2) Hanney Youth Football Club

Hanney Youth FC appreciate the effort taken to complete the plan. The club consider the plan supportive of sports development within the village for local residents. There is a need to further improve the pitches and recent weather has shown that very little but persistent rain can prevent use of the low lying poorly drained fields.

Additional parking is supported to enable the club to deliver the sports activities and avoid unnecessary inconvenience to local residents. The village hall parking supports not only the field users (football, cricket, dog walkers, runners etc) but also users of the village hall, tennis club, shop, playground, allotments, and local residents.

The club also supports safe means of travel to/from the fields - utilising existing enhanced routes - for example - improvement of the surface of Cow lane from Poughly Farm to the Kings Leases fields and facilities beyond. This could be in the form of a path across the fields with gravel track suitable for walking and cycling. This would link the North and Eastern properties to the playing facilities and avoid the pinch points on the road where there is no footpath.

## Appendix V - Response to Regulation 14 consultation from statutory consultees

Statutory Consultee	Contact	Response	Comment
VOWH District Council		Detailed above	Response comments actioned
Oxford shire County Council (OCC)		Detailed above	Response comments actioned
Natural England	<b>**REDACTED**</b> <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	<p>Thank you for your consultation request on the above dated and received by Natural England on date 21st December 2022.</p> <p>At this time, Natural England is not able to fully assess the potential impacts of this plan on statutory nature conservation sites or protected landscapes or, provide detailed advice in relation to this consultation. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.</p> <p>The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the deciding authority to determine whether or not the plan is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the impacts of the plan on the natural</p>	No action required.

		<p>environment to assist the decision making process.</p> <p>Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p> <ul style="list-style-type: none"> <li>•a Neighbourhood Plan allocates sites for development</li> <li>•the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan</li> <li>•the Neighbourhood Plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.</li> </ul> <p>Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local</p>	
--	--	--	--

		<p>landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p>	
Highways England	**REDACTED** <a href="mailto:@highwaysengland.co.uk">@highwaysengland.co.uk</a>	<p>Thank you for inviting National Highways to comment on the above Consultation. National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to</p>	No action required.

		<p>impact the safe and efficient operation of the SRN, in this case the A34.</p> <p>We have reviewed the above consultation and have 'No Comments'.</p>	
Scottish and Southern Electricity Networks	**REDACTED** <a href="mailto:@sse.com">@sse.com</a>	<p>Thank you for your message below, together with the link to your NP web-site, regarding the above location / topic.</p> <p>I can confirm that, at this present time, I have no comments to make.</p>	No action required
The Coal Authority	**REDACTED**TheCoalAuthority-Planning@coal.gov.uk	<p>Thank you for your email below regarding the East Hanney Neighbourhood Plan Regulation 14 Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As White Horse District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging Neighbourhood Plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p> <p>Kind regards and take care.</p>	No action required

## Appendix W - Response to Regulation 14 consultation from landowners and interested parties

Consultee	Area Reference	Statement/Response	Action
Owner of parcels of land in site B.	Site B The land forming part of the Letcombe Brook corridor- commencing on the right bank of the brook northwards from the iron bridge.	<p>Dear Sir/Madam,</p> <p>Our comments relate specifically to Site B in the 'Draft East Hanney Neighbourhood Plan &amp; Local Green Spaces Study'.</p> <p>As the owners of parcels 2, 4 and 5 of Site B, we strongly object to its inclusion in this allocation. Our land has been owned by the family since the 1800's- over one hundred and fifty years. The only public access to our land is on parcel 4, whilst parcels 5 and 2 are private, with no public access at all. This strengthens our feelings that this allocation is inappropriate.</p> <p>In the Local Green Spaces Study, this site is described as:</p> <ol style="list-style-type: none"> <li>1. "through the spine of the village" - The spine of the village is surely along the A338 which is on the east side of the village and nowhere near Site B. This is a more solid linear boundary as shown on the settlement boundary.</li> <li>2. "within the core of the village" – The Core of the village surely cannot be on the edge of the built up area, but historically lie around the Village Green which is to the east of, and outside of, site B. The core, as described in the Oxford English Dictionary is "The most important or central part of something". That cannot be the case for this parcel of land.</li> <li>3. "central to the village" – It is on the edge of the built up area so how can it be described as central.</li> </ol> <p>Along the "main footpath artery" (between the brook and the land proposed for 'local green space') is, for the most part, dense impermeable vegetation which provides natural screening and separation from the scrub land beyond.</p> <p>The feeling of openness described in the draft plan is only provided by the view to the west bank of the brook which extends as far as the eye</p>	<p>The response has been reviewed by the EHNPSG. An independent qualified planning consultant has been engaged to undertake a technical review of the Local Green spaces proposed under the draft plan.</p> <p>There has been some reduction in the overall size of site B.</p>

		<p>can see across the 'Hanney Gap'.</p> <p>PARCEL 5 cannot be viewed when walking along the brook footpath or the Medway /iron bridge footpath due to natural hedging and fencing, therefore cannot be considered to contribute to the 'character or sense of place'. It is almost entirely enclosed, not beautiful, not historically important, does not have recreational value or any evidence of "significant wildlife" on the site.</p> <p>It is bordered on three sides by the existing built up area of East Hanney, which again brings into question the openness, beauty, significance and character of the site.</p> <p>PARCEL 4 of Site B is also in our ownership with public footpaths crossing the land.</p> <p>The footpaths across this parcel are described in the Local Green Space Study as "a safe and more environmentally beneficial route through the village than Main Street". The truth of the matter is that the footpath along the brook and the footpaths across parcel 4 are almost totally impassable during the autumn and winter months and should actually be considered unsafe during these periods. This is due to the fact that there is no made footpath and the ground becomes quite wet, very slippery, and turns to mud during periods of heavy rain. It is therefore unsuitable for almost anybody other than the most sure footed and perhaps the Nordic walking group during these times of year.</p> <p>Furthermore, the footpaths into area 4 from Snuggs Lane, and from the iron bridge, are accessed by crossing stiles, making their usage restricted to the fit and able only. They cannot be accessed and available to enjoy by everyone.</p> <p>This section of the land is NOT 'liable to flood significantly or frequently' as stated. The stream is 'perched' at 62.515 metres above sea level. It is 1.27 metres higher than Snuggs Lane / Main Street junction which lies at 61.240 metres; 1.76 m higher than the Green; and 1m higher than the Medway/ Main Street. NO flood water can stay on this land without all of the roads and houses surrounding this area of land being significantly flooded already.</p> <p>PARCEL 3 is in private ownership, has no public rights of way or access and is a large back garden/paddock for Eastbrook House (Snuggs Lane).</p>	
--	--	---	--



		<p>PARCEL 2 is also in our ownership, has no public rights of way or access at all, and is a large, private, back garden/paddock for Cross Tree Cottage (The Green). It is barely visible from the footpath next to the brook.</p> <p>PARCEL 1 is in private ownership, with a footpath that borders the brook only. The vast majority of it is not accessible to the public and is already included in the East Hanney Conservation area.</p> <p>I would also like to draw attention to the following points for consideration.</p> <ol style="list-style-type: none"> <li>1. The draft plan frequently makes mention of the brook corridor. A wildlife corridor as defined by Oxford Languages is “a strip of natural habitat connecting populations of wildlife otherwise separated by cultivated land, roads etc.” I question where the wildlife would be trying to connect to given that the 'corridor' is blocked on three sides by housing, high fences, and stone walls. The fourth is the brook- a natural barrier.</li> <li>2. The National Planning Policy Framework (NPPF) paragraph 101 states that an area of green space should be “demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. This has not been demonstrated in relation to Site B and is therefore contrary to the NPPF.</li> <li>3. When in January 2016 a questionnaire was sent to every household in East Hanney, only 3% of the responders cited any part of Site B as an area they wanted to see included as green space in the proposed Neighbourhood Plan.</li> </ol> <p>From a total of 502 choices made:</p> <p>15 stated “Along Letcombe Brook”</p> <p>1 stated “Snuggs Lane to Brook”</p> <p>1 stated “Brook side either side of iron bridge”</p> <p>This makes us seriously question the validity of this whole area of land</p>	
--	--	---	--

		<p>being included in this draft plan- for a minority of circa. 3% of the respondents.</p> <p>4. Site B, considered as a whole, has only very limited, and restricted, public access. The majority of it is NOT open to the public. It is privately owned land and provides limited character or any visual amenity due to natural screening.</p> <p>5. East Hanney is not a densely populated village and for the most part, especially in this area of the village, the houses are large with large gardens. As a village it is surrounded by extensive open countryside, and green fields. There really is not a need for these designated areas of local green space. When the total area of Sites A - L are added together they would actually cover a greater area than the built up area of the village itself, which seems over the top.</p> <p>It appears that some of the areas being considered for this designation can only be to stop further development in the village and actually leaves very little space for future housing or the required community facilities which need to be provided, as described in the draft.</p> <p>It will restrict any future growth anywhere in the village, and instead of East Hanney being a thriving village, will lead to it stagnating. This has happened in the not too distant past when development was limited. This led to the village having an aged population, one result of which was that there were not enough children in the village to attend the school, and children had to be bussed in from a local town (Grove) to supplement numbers.</p> <p>We once again draw your attention to National Planning Policy Framework paragraph 101: 'designating land as local green space should be consistent with local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services.'</p> <p>We thank you for the time you have taken to read our comments. We hope you will take them on board and we look forward to hearing your thoughts on these matters.</p> <p>MAY WE REQUEST THAT IF THIS DRAFT PLAN IS AMENDED WE ARE NOTIFIED TO ALLOW US TO MAKE FURTHER COMMENTS REGARDING THIS MATTER.</p> <p>IN ANY CASE WE WOULD RESPECTFULLY REQUEST THAT WE</p>	
--	--	---	--

		<p>ARE NOTIFIED WHEN THIS DRAFT PLAN IS SUBMITTED TO THE VALE OF THE WHITE HORSE DISTRICT COUNCIL.</p> <p>Yours.....</p>	
<p>Landan Homes  **REDACTED**@landanhomes.com</p>	<p>Site B – Interested Party</p>	<p>Paragraph 13 of the National Planning Policy Framework is clear that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically, paragraph 29 of the National Planning Policy Framework states that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</p> <p>There are strategic housing allocations in VoWH LPP2 for two sites in East Hanney to assist with delivering the unmet housing need within Oxford.</p> <p>The first of these sites, North East of East Hanney, is allocated for up to 50 units and the other, North of East Hanney, for up to 80 units. The North East of East Hanney site allocated for up to 50 units has gained a permission for 46 units, leaving a shortfall of 4 units. The North of East Hanney site, allocated for up to 80 units, currently has an undetermined application for 44 units, which would leave a shortfall of 36 units even if the current application is approved.</p> <p>In total, there is a predicted shortfall of at least 40 units from these two sites and no provision has been made in the Draft Neighbourhood Plan for these dwellings to be redistributed elsewhere within the locality. Due to this fact, it is clear that the Draft Neighbourhood Plan promotes less development than set out in the strategic policies for the area and is therefore contrary to paragraph 29 of the NPPF.</p> <p>Appendix A of the East Hanney Draft Neighbourhood Plan (Base Line Evidence) as well as the East Hanney Housing Needs Survey Report 2012 show that there is a shortage of housing suitable for older people who wish to downsize and yet remain in the village. The Draft Neighbourhood Plan states it aims to encourage the construction of homes for older people. This is set out in more detail in policy EHNP10, however, there is no identification or allocation of any site(s) which could provide for this specifically identified need. Delivering the housing needs of the community is a basic requirement of the Draft Neighbourhood Plan and therefore the plan must be considered unsound in its current form.</p>	<p>The response has been reviewed by the EHNPSPG. An independent qualified planning consultant has been engaged to undertake a technical review of the Local Green spaces proposed under the draft plan.</p> <p>There has been some reduction in the overall size of site B.</p>

		<p>Parcels 4 &amp; 5 of Site B – Letcombe Brook Green corridor, land to East bank of Brook in the East Hanney Draft Neighbourhood Plan Local Green Spaces Study are available for such development and the site has been submitted for consideration to the call for sites for the South Oxford &amp; Vale of White Horse Joint Local Plan.</p> <p>Parcels 4 &amp; 5 of Site B are scrub land and of little value in terms of the requirements set out in Paragraph 102(b) of the NPPF. The land is not demonstrably special to the community, it does not hold any particular significance due to beauty, historic significance, recreational value or richness of its wildlife. Visual amenity and views into and out of the parcels are limited.</p> <p>This is proven by the fact that only approximately 3% of the community mentioned any part of Site B as an area they would wish to see safeguarded under the 'Local Green Spaces' designation. Source: Appendix G (East Hanney Draft Neighbourhood Plan Community Survey Report).</p> <p>Parcel 5 is only visible from within parcel 4 due to built form on three sides and dense natural vegetation around its boundaries. Parcel 4 has natural footpaths crossing it which are unsafe for most residents during periods of rain. This is confirmed by language in Appendix D (East Hanney Character Assessment) which states, "paths do get muddy in winter but they can be avoided".</p> <p>On page 23 of Appendix C (East Hanney Settlement Boundary Appraisal Report), Mark Doodes Planning carried out a high level overview of Parcel 5 on behalf of the Parish Council and it was decided that it should be excluded from the proposed settlement boundary.</p> <p>It was noted however that:</p> <ul style="list-style-type: none"> <li>• The land is well related to the village.</li> <li>• Development would have low to moderate impact on the conservation area due to the site being visually divorced by existing housing.</li> <li>• The contained nature of the site with the presence of housing on 2-3sides.</li> <li>• Any development is likely be seen in the context of the village.</li> <li>• There is fair amenity potential with potential new amenity space provided by the river.</li> <li>• The site could be developed in such a way to mitigate and minimise any impacts.</li> </ul> <p>Almost all of Parcel 5 is in flood zone 1 (approx. 1ha developable area) with flood zone 2 on only a small section of this parcel.</p>	
--	--	---	--

		<p>Benefits of development in this location would include:</p> <ul style="list-style-type: none"> <li>• Improvements to the footpaths and stiles to allow better access for more of the community.</li> <li>• Flood mitigation to reduce the potential of flooding to the surrounding areas.</li> <li>• Increases in biodiversity and habitat creation.</li> <li>• Improvement to visual amenity and permeability for the whole village and it's visitors.</li> <li>• Delivery of high-quality homes specifically designed for older and less physically able local residents in close proximity to both amenities and services.</li> <li>• Density in keeping with surrounding dwellings of around 15-18dph.</li> </ul> <p>The following planning guidance further outlines the designation of 'Local Green Spaces' and enhances the case that Site B is not suitable for designation as local green space.  <a href="https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation">https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation</a></p> <p>Paragraph 007 of the above-mentioned guidance states "...designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making."</p> <p>This wholesale designation of Site B prevents the delivery of the shortfall from the two existing allocated housing sites and therefore undermines the aims of the local plan pt2.</p> <p>Paragraph 015 states "There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name."</p> <p>We appreciate that none of the proposed areas meet the 'extensive tract of land' criteria, however, enveloping the existing settlement</p>	
--	--	---	--

		<p>boundary with a near continuous ring of smaller 'local green space' designations to prevent development would effectively amount to a new area of Green Belt by another name and is contrary to the NPPF. The total area of the proposed designations appears to be excessive and is greater than the whole area inside of the settlement boundary.</p> <p>A Local Green Space designation must also be able to endure beyond the plan period. If all of these designations were to be implemented, where would development occur in 10-15yrs+ time?</p> <p>'Local Green Space' designations are specifically aimed to protect local spaces of significance. Containing 'Urban Sprawl' or protecting open countryside are not a proper use of the designation. To be eligible for 'Local Green Space' designation, the space in question must meet all NPPF criteria.</p> <p>As the majority of the 'Local Green Spaces' designated within the Draft Neighbourhood Plan are inconsistent with government guidance they should be reviewed further.</p> <p>Many thanks for the opportunity to comment on the Draft Neighbourhood Plan and the time taken to consider our comments.</p> <p>We look forward to further communications in due course.</p>	
Owner of land originally proposed in the Reg 14 draft as site H	Reg 14 proposed site H. Land alongsidethe Letcombe Brook opposite the 'ancient orchard'.	<p>N.B. Figure 10 (Appendix D amended) will not attach and has been emailed separately</p> <p>We write in response to the consultation on the East Hanney Neighbourhood Plan.</p> <p>As Members of the local community having resided in East Hanney since 1995 we are concerned that as some of the proposed designations impact significantly on our land and on our rural businesses that, in accordance with the relevant guidance, we would have been contacted by the Parish Council before the draft plan was consulted upon.</p> <p>Whilst we generally support the NPs proposals and appreciate the hard work undertaken by all those involved, we have a number of concerns, and these are outlined below.</p>	<p>The response has been reviewed by the EHNPSG. An independent qualified planning consultant has been engaged to undertake a technical review of the Local Green spaces proposed under the draft plan.</p> <p>Following the review the proposed Local Green space H, has been withdrawn and is no longer within the Plan.</p>

		<p><i>Policy EHNP 2 – Settlement Boundary</i></p> <p>The settlement boundary is drawn tightly around the existing and committed development of the village and apart from some modest infill does not appear to provide any additional opportunities for growth. This is particularly important as the NP does not identify any new allocations for housing or other development.</p> <p>The boundary needs to be amended to allow for growth and possibly to reflect new allocations within the NP. In having an adopted NP, the Parish Council would then get a greater proportion of any CIL receipts from development that takes place within the village which could then help with community infrastructure improvements.</p> <p><i>Policy EHNP 4 – Coalescence</i></p> <p>We support the aim of this policy however we are concerned that in identifying the areas to be included, the boundaries need to be reconsidered. The Hanney Gap is experienced mostly when you drive along The Causeway and School Road. At this point it is at its narrowest.</p> <p>As commented upon in the Inspectors Appeal Decision Letter, the impact of developing the appeal site (Figure 10 (a) on the attached map) is limited and would be seen in the context of the existing development on The Causeway and Brookside. The development of this site would not reduce the gap between the two settlements any further, and with careful planting and landscaping, particularly along Cow Lane could help to improve matters, especially as we own the land south of the appeal site.</p> <p><i>Policy EHNP 7 – Local Green spaces</i></p> <p>As owners of the area shown as Area H in figure 12 of the East Hanney Neighbourhood Plan and ( Figure 10 (appendix D revised and attached at Weir Farm, we strongly object to the whole of this area being identified in the Neighbourhood Plan as a Local Green Space.</p> <p>Over the last 27 years we have worked closely with The Letcombe Brook Project and Natural England to ensure the natural habitat, including wildflower meadows, ridge and furrow and pollarded willows are maintained to a high standard. That included planting over 1000</p>	
--	--	--	--

		<p>trees and hedges and creating a further 6 acres of wildflower meadow from our own seed. To that end, we are fully committed to maintaining our important green spaces.</p> <p>To address your reasons for including the whole site H, at Weir Farm as a Local Green Space:-</p> <ol style="list-style-type: none"> <li>1. Only a small area shown on the plan was historically used as the school playing field and has no relevance as that use ceased, many, many years ago.</li> <li>2. Part of the land identified on the attached plan as (a) is subject to an option agreement with Lagan Homes to build quality homes on this site. Local Green Space, as advised in National Planning Guidance, is not to be used by Parish Councils for prevention of housing development areas. We note that large areas surrounding the village are proposed to be designated as local green space, in effect providing a Green Belt. In doing so it does not provide space to enable the expansion of the village.</li> <li>3. No historical find of any significance was identified during the development investigations and the County's Archaeologist raised no objections to the earlier application that was refused.</li> <li>4. A large proportion of the land identified (a &amp; b), has no connection to Letcombe Brook or a view of it and is not a wildlife corridor. This land is fenced for grazing and has no public access. In addition, we note that these areas lay outside of the Wildlife areas as detailed in Figure 2 of Appendix D. The land south of the farm buildings should be removed from the green space as it is a riding arena (e) and is fundamental to our business as it may prevent us from making further changes in the future.</li> <li>5. The land south of the east/west footpath and adjacent to the farm is intended for an agricultural barn and manure storage (according to government rules) and we are concerned that the green area will hamper construction.</li> <li>6. The furthestmost south tip of the area identified (c), next to Letcombe Brook, is a licenced Camping Site and therefore, we object to it being included as a Local Green Space as it would adversely affect future infrastructure for our camping business.</li> <li>7. Government regulations now require the manure heap to be covered (d) and as such, we believe that overall, this designation is an attack on our right to farm and develop the land south of the Causeway and will cause severe financial consequences for our business.</li> </ol> <p>The Inspector in the appeal against the refusal of planning permission for 24 dwellings on site (a) considered that the proposal was</p>	
--	--	---	--



		<p>acceptable in terms of the impact on the character and appearance of the area and on the significance of the Conservation Area and settings of the nearby listed buildings.</p> <p>During his site visit he saw that:</p> <p>... the appeal site is visible from Cow Lane and adjacent public footpaths; a factor acknowledged in the appellant's Landscape Visual Impact Assessment. However, views from adjoining public vantage points would be from short distances only and as stated by the Council's Landscape Officer, would be made in the context of existing development along the Causeway and Brookside...</p> <p>Based on his site visit observations and the evidence before him at the Appeal, he was satisfied that:</p> <p>...the proposal would have a negligible effect when viewed from long distant vantage points. Taking into account the separation distances, intervening farm buildings and extent of vegetation between the site, the ECHA and listed buildings, I am satisfied that subject to appropriate design details at the reserved matters stage, the proposal would preserve the significance of the heritage assets...</p> <p>And</p> <p>a satisfactory layout could also be secured at the reserved matters stage.</p> <p>Bearing this mind, the site has been promoted as a site that is suitable, available, and achievable through the District Councils, Local Plan Review Process.</p> <p>At the very least areas (a) and (b) should be removed from the proposed designations along with (d), (e) and (f) for the reasons stated above.</p> <p><i>Policy EHNP 8 - Housing Density</i></p> <p>We agree that density should reflect the context of the development but are concerned that the NP is proposing a maximum density of 20dph within the village and 15dph on the edge of the village.</p> <p>This is contrary to the Local Plan policy which advocates a general minimum of 30dph, but the concern is that this strategy will no doubt in more land being developed, which is surely not sustainable.</p>	
--	--	---	--

		<p>The policy also requires that 50% of the site is left as open space. Again whilst appropriate levels of open space are necessary, to create pleasant areas to live, this needs to be balanced with the needs to protect the open countryside.</p> <p><i>Policy EHNP 12 - Green Infrastructure and Spaces for Play</i></p> <p>Whilst this section is entitled Green Infrastructure and Spaces for Play the policy itself focuses on play spaces and accessible open spaces for residents and does not consider areas of scrub, water courses, or attenuation ponds, or walkways, as such features are not accessible or useable for play, leisure or recreation.</p> <p>Whilst it can be argued that such areas are not formal play or recreational areas, these areas do provide significant amenity to local residents and also provide significant areas for the creation of wildlife habitats and should be encouraged in all new development.</p> <p>We welcome this opportunity to comment upon the Neighbourhood Plan and trust you will take into account our thoughts on the NP. Should you have any queries regarding any of the above, please do not hesitate to contact us via email: kauertpeter@gmail.com</p> <p>N.B. Figure 10 (Appendix D amended) will not attach and has been emailed separately</p>	
Owner of land originally proposed in the Reg 14 draft as sites C, D and K.	Reg 14 proposed site C. -Letcombe Brook green corridor, land to west bank of brook, from the iron bridge extending northwards.	<p>We are seeking professional advice on the issues raised in this draft of the Neighbourhood Plan.</p> <p>I have been involved on Poughley farm for 22 years, owning it for the last 12 years. Breeding rare breed cattle and pigs on Poughley farm having recently focused more on horses. I was the previous tenant on "kings Lease" growing arable crops to provide food and straw for my short horn cattle. We have always farmed responsibly, sustainably to enhance the biodiversity of the farmland such as, enabling the construction of the new fish pass, reinstating the pond on the farm,</p>	The response has been reviewed by the EHNPSG. An independent qualified planning consultant has been engaged to undertake a technical review of the Local Green spaces proposed under the draft plan.

	<p>Site D – chapel site at Ploughly Farm, alongside Letcombe Brook.</p> <p>Site K – Land forming part of the Letcombe Brook corridor which runs along the west side of the brook to the north.</p>	<p>improving the hedgerows and I am currently waiting for the delivery of owl boxes to be placed on trees on my land. We had previously engaged with the Parish Council regarding "site C" regarding turning it onto a flood relief Pond, but in the end we didn't want this to be the reason that other large applications on the edge of the village should succeed</p> <p>It feels like the village is against me, trying to dictate what I should do on my land. Yes there are footpaths across one of my fields, but at the end of the day this is a working farm that I have to make a living from and is not there to just look pretty for the village. Someone even complained about a bt phone pole going up on my land, which delayed the connection for 8 months!!! So its ok for the sewer main to go through my land, but I shouldn't have a BT connection.</p> <p>Over the last two decades it has become far more difficult for myself and my clients to ride, due to the influx of the additional road traffic on what used to be quiet country roads, it is putting off potential customers who want to go out on long hacks (rides) due to lack off safe routes and bridleways, especially during school drop off times, it is not just commuters, but also the abundant delivery vans that are just trying to get from A to B as quickly as they can.</p> <p>From reading the plan it seems you can't make up your mind whether we are in the village or not.</p> <p>Comments in the Appendices  "site C is in the core of the historic village"  in Site C comments "Runs through the centre of East Hanney" "is effectively the green heart of East Hanney"  Site D located in one of the older areas of the village</p> <p>I understand the vested interest of some who want to make sure the farm stays as it is, or some who wish we weren't even here You seem to want it outside the village for planning perspective, but want to enjoy all the of the farm as a green space inside the village. The farm belongs to me not the village. Ironical that the County council used to own the farm.</p> <p>Corrections to what has been said elsewhere on the EH Neighbourhood Plan  the "track" / "bridleway" from halls lane to School road is a Byway Open To All Traffic (BOAT) which includes motorised vehicles  The farm yard has never flooded</p>	<p>Following the review the proposed Local Green space K has been withdrawn and is no longer within the Plan.</p>
--	--	---	---

		<p>the bridge over the Letcombe Brook is finished and open for some time</p> <p>Site K doesn't flood, it is a ridge and furrow field, so it holds surface water during heavy periods of precipitation</p> <p>settlement boundary How can vast areas of the current conservation area not be in the settlement boundary, ludicrous. Surely Mill cottages, Rainsford and Philberds Manor must be in the settlement boundary</p> <p>Green Spaces The farm is an extensive tract of land over 50 acres. All these sites are one property, how convenient for you to slice it up into pieces.</p> <p>Proximity to whom? to the neighbours in halls lane, most of the new residents won't even know we exist.</p> <p>Tranquility? Clearly hasn't observed the colourful language when there is a game of football going on in the nearby playing fields, and not if I choose to intensify the agricultural activities</p> <p>Site C green Space The copse is not in my field but is the old mill pond which has silted up and grown. This is an agricultural field with footpaths across it, I choose for it to be pasture but it is my right to crop the field how i wish to. Dog walkers need to keep their dogs on a leash and to pick up after them!</p> <p>Site D Green Space Most of this area of the farm is inside the existing conservation area, public have no access to this field, they can only look at the field as they travel along the boat (subject to the height of my hedge) and along the footpath along the opposite side of the Letcombe Brook. By this logic all agricultural fields within 2km should be "green spaces" for the village not to mention every garden in the village</p> <p>Site I Green Space The BOAT runs along the whole west and north edge, which was enjoyed regularly by 4x4 enthusiasts until the ever lasting temporary closure whilst the bridge was replaced</p> <p>Site K Green Space How can this field be special to the local community, they have no access to it and can only look at it from afar. I hardly think the manège is a green space. The boundary is arbitrary and has no bearing to the</p>	
--	--	---	--

		<p>actual shape of the field.</p> <p>I object to the farmyard and fields being in the enlarged 1A conservation area, the farmyard and the local listed buildings are not in the same league in appearance.</p> <p>The village complains about a lack of services and lack of space on the playing fields as West Hanney owns half of it and insists on being two villages, the solution is simple. Work with West Hanney Neighbourhood Plan and propose a new playing fields/parking/local shop or what ever the village wants to the west of the parish boundary, design it so a green gap is maintained but provide the villages with what it needs/lacks. By insisting that the village remains as small as possible you are ensuring the lack of services for the residents continues.</p> <p>Conclusion I am totally against mass development on Poughley farm and large development sites on the edge of the village</p> <p>We will continue to manage the land in a responsible manner and to enhance the biodiversity</p> <p>I regard Poughley Farm is/always has been an integral part of the village. Happy to engage with the process about potential uses of my land</p>	
Owner of land originally proposed in the Reg 14 draft as site L	Reg 14 proposed site L. – Parcel of land to the north east of the village extending into open countryside along the course of the footpath to Drayton.	<p>We write in response to the consultation on the East Hanney Neighbourhood Plan.</p> <p>As long-term owners of land within the village of East Hanney, we are concerned that as some of the proposed designations impact significantly on our land that we have not, in accordance with the relevant guidance, been contacted by the Parish Council before the draft plan was consulted upon.</p> <p>Whilst we generally support the NPs proposals and appreciate the hard work undertaken by all those involved, we have a number of concerns, and these are outlined below.</p> <p><i>Policy EHNP 2 – Settlement Boundary</i></p> <p>The settlement boundary is drawn tightly around the existing and committed development of the village. Apart from some modest infill which may cause concern for some residents that their privacy is being</p>	<p>The response has been reviewed by the EHNPSG. An independent qualified planning consultant has been engaged to undertake a technical review of the Local Green spaces proposed under the draft plan.</p> <p>Following the review the proposed Local Green space L has been withdrawn and is no longer within the Plan.</p>

		<p>invaded by overlooking, it doesn't appear to provide any additional opportunities for growth. This is particularly important as the NP does not identify any new allocations for housing or other development and doesn't align with the Vale of the White Horse call for new development sites.</p> <p>The boundary needs to be amended to allow for growth and possibly to reflect new allocations within the NP.</p> <p>Having an adopted NP, the Parish Council would then get a greater proportion of any CIL receipts from development that takes place within the village which could then help with community infrastructure improvements.</p> <p><i>Policy EHNP 7 – Local Green spaces</i></p> <p>As owners of part the area shown as Area L in figure 1 of the East Hanney Neighbourhood Plan and figure 13 (appendix D), we strongly object to the area being identified in the Neighbourhood Plan as a Local Green Space.</p> <p>The reasons why we object are as follows:</p> <p>1. The size of this Local Green Space is over 35ha in size. Appendix D lists the criteria for sites suitable for being classed as Local Green Space states and these are: The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.</li> </ul> <p>In respect of the latter point it then states that extensive tract of land would be sites which are 20ha or more and as such these would be unsuitable. Site L is clearly not suitable in respect to criterion (c) as it is well over 20ha in size.</p> <p>2. In respect of (b) the site largely comprised large, flat arable fields with some patchy hedgerows between them. The footpath that forms the northern boundary of the area leads from the A338 to and through the solar PV farm. I am at a loss as to what local significance can be claimed for this site as it is not particularly beautiful, has little historical significance and as far as I am aware apart from a milestone on the A338, has little ecological value of significance. Further, being close to</p>	
--	--	--	--

		<p>the A338 it is not tranquil, and apart from the footpath has little recreational value. It is not therefore demonstrably special to the community.</p> <p>3. In terms of (a), whilst the southern edge of the area is adjoining the village, the northern part of the site is over 2km away from the centre of the village. It is not therefore reasonably close to the community it serves.</p> <p>4. Lastly, we note that whilst the site is not allocated, it is part of the safeguarding area for the reservoir. It would therefore be contrary to the policies of the Local Plan in this respect.</p> <p><i>Policy EHNP 8 - Housing Density</i></p> <p>We agree that density should reflect the context of the development but are concerned that the NP is proposing a maximum density of 20dph within the village and 15dph on the edge of the village.</p> <p>This is contrary to the Local Plan policy which advocates a general minimum of 30dph, but the concern is that this strategy will no doubt result in more land being developed, which is surely not sustainable in the long term.</p> <p>The policy also requires that 50% of the site is left as open space. Again, whilst appropriate levels of open space are necessary, to create pleasant areas to live, for example, this needs to be balanced with the need to protect the open countryside and reduce the amount of land required to meet the housing need of the area.</p> <p><i>Policy EHNP 12 - Green Infrastructure and Spaces for Play</i></p> <p>Whilst this section is entitled Green Infrastructure and Spaces for Play the policy itself focuses on play spaces and accessible open spaces for residents and does not consider areas of scrub, water courses, or attenuation ponds, or walkways, as such features are not accessible or useable for play, leisure or recreation.</p> <p>Whilst it can be argued that such areas are not formal play or recreational areas, these areas do provide significant amenity to local residents and also provide significant areas for the creation of wildlife habitats and should be encouraged in all new development.</p> <p>Part of this site has potential to be developed for housing as it adjoins the existing built up area. Whilst it is also covered by the safeguarding policies contained in the Local Plan, this area currently lies outside of</p>	
--	--	--	--

		<p>any proposed works connected with the proposed reservoir including the extensive landscaped and flood compensation areas.</p> <p>If the reservoir was built a carefully designed housing scheme could provide links into the proposed landscaped areas of the reservoir, for the benefit of all the community.</p> <p>We welcome this opportunity to comment upon the Neighbourhood Plan and trust you will take into account our thoughts on the NP. Should you have any queries regarding any of the above, please do not hesitate to contact us.</p>	
--	--	--	--



## Appendix X - Response to Regulation 14 consultation from residents

Consultee	Status	Response	Comment
**REDACTED**	Individual resident	<p>An excellent document. Many thanks to those who have prepared it.</p> <p>My comments refer to 5.2.3. Policy EHNP 7 – Local Green spaces. I would like to suggest that the land designated as 'public open space' in the Whitfield Gardens development is added to the list.</p> <p>In terms of the criteria to achieve this designation, requirements a) and c) are met, being within the boundaries of community it serves and a distinct and well-defined area. In terms of criterion b) it has significant recreational value, being the only area of open space for recreation within the new developments to the east of the A338.</p> <p>The original developer has already tried, and failed, to build on the land and designation as a Local Green Space would significantly add to its protection.</p>	The additional site suggested has been considered by the Steering group and referred for advice. As it is a newly formed area and already has purpose as public open space for residents use, it is not being taken forward as a LGS under this current plan. But thank you for the supporting response and proposal.
**REDACTED**	Individual resident	<p>I think the plan is a great piece of work, and all those associated with it are to be congratulated.</p> <p>The great problem is housing development. The new developments are second rate and do little to raise anyone's spirits. The new one west of the A338 and just north of Dews Meadow shop exploits the traditional building line shamefully.</p> <p>One little matter. On page 95 (on flooding) one cannot 'mitigate against' (one militates against). One just mitigates.</p> <p>Those compiling the plan deserve our gratitude. Thank you.</p>	Thank you for your comments and supporting response.
**REDACTED**	Individual resident	<p>Congratulations to all involved in preparing the Neighbourhood Planning documents. My wife and I appreciate the effort involved.</p> <p>We have only been residents for a few months so haven't been involved in any of the previous work, meetings etc. That together with the limited time (21st Dec-8th Feb) to comment, especially over Christmas and the New Year, has not allowed a more in depth response from either me or my wife.</p>	Thank you for your comments and supporting response.

		<p>Specific comments are:- Diagram details are not readable on a home computer even when zooming in; they are not incorporated in sufficient definition. Could they be printed at large scale and displayed and/or hard copies made available?</p> <p>On page 45 of the draft Plan there are repeated paragraphs.</p> <p>A specific proposal (Page 20, Appendix B) that we would encourage and support through to completion is the provision of an off-road cycle route between the Hanneys and Grove, especially for schoolchildren.</p> <p>We hope that the NP becomes adopted soon.</p>	
**REDACTED**	Individual resident	<p>We moved here in May 2018 when all the consultations for this plan had been completed, but I decided I really should read it to see what it was all about and, having done so, I wanted to write to thank you and all your colleagues who have been responsible for preparing it. It is obvious that an enormous amount of time and effort went into gathering the evidence and producing such a long and detailed "work of art" which I found a most interesting read.</p> <p>The other point that struck me is the frustrations you must all suffer dealing with other council departments and, particularly, developers who will not consider building the smaller properties needed or in altering their building design plans to blend in with the architecture of the area in which they are building. Comments I have frequently muttered to myself but had no idea of the efforts our PC was putting in to try and persuade the developers from changing their plans.</p> <p>I hope that the powers that be will note your comments and abide by them once the plan has been adopted.</p>	Thank you for your comments and supporting response.
**REDACTED**	Individual resident	<p>This Statutory Consultation under regulation 14 of the Neighbourhood Plan (General) Regulations 2021 shows a tremendous amount of work.</p> <p>As far as I can see the challenge is to illustrate what makes the village of East Hanney so special that our planners can make sure that our village stands out as different. As villagers we are aware</p>	Thank you for your comments and supporting response.

		<p>that we must make apparent what is worth promoting.</p> <p>Clearly this has been achieved with much careful effort.</p> <p>Especially commendable is the design and the photography which catch the spirit of the village.</p> <p>I would never describe East Hanney as a picture postcard village ,but it has many special features which stand proudly forth.</p> <p>1.It is a village of water which over the years has been shaped by the Letcombe Brook in terms of providing work,building materials,food and water for animals and humans, power for mills,water for growing crops and watering gardens. Its' waters have flowed through ditches filling ponds and wells and causing periodic floods. Causeways survive to keep feet dry and dipping holes to supply water in dry weather.</p> <p>2. The water has contributed to an overall greenness and presence of a wide range of trees,plants birds.When I moved into the village Dutch Elm Disease was around and many majestic elms which surrounded homes and gave a feeling of tranquillitywere lost. New plantings now should still be of trees which help the village sink into the landscape and soften new housing developments.</p> <p>3.Walnut trees record another traditional crop and the remains of old orchards should be preserved or replanted.</p> <p>4.The hedgerows often seem to float in spring in ditches full of white deadmans oatmeal.</p> <p>5.Hanney now has reason to be proud of its chalk stream worked on by the Hanney Food Group and becoming home to voles, otters and kingfishers</p> <p>6.Buildings show the use of many different materials- stone,brick,wattle and daub, timber ,tile. The use of new material can be successful if a colour palette is used which blends with the more traditional materials, and planners need to pay regard to the use of the local vernacular illustrated so well in this document. Over the years building goods have been recycled and remodelled and the result has been a village of buildings which compliment each other.</p>	
--	--	--	--

		<p>7. The buildings give clues as to former uses in windows, doors, names, signs. They speak of a village with a variety of trades and these should be identified and preserved to add history and interest. Two mills add fantastic building interest to the landscape. Fields and lanes can record the previous names for fields or the direction of lanes and footpaths.</p> <p>8.Noises-happy children in the school playground, mothers shouting in the play area, church bells, dogs barking ,ponies clip-clopping past</p> <p>9.Always a need for help in some village enterprise or a club or interest to follow- a place to share some fun or give some service. The chance to give and receive help and to feel welcomed by passers-by.</p> <p>10 It has been noticable when so many houses have been built at once it is sometimes difficult to get used to village ways.</p>	
**REDACTED**	Individual resident	<p>I thought the draft Plan was well written and appeared to cover most of the points of concern to residents of East Hanney. It also effectively counters those parts of the Vale plans that apply more to urban centres as opposed to rural communities. I found very little to disagree with in the Plan, which was obviously well thought out by the Committee. Many of my comments are therefore of a grammatical nature.</p> <p>I have only had time to go through the main body of the report but am happy to have a look at the Appendices if this is required.</p> <p>My detailed comments are as follows:</p> <p>1) Page 10, Line above heading "Core Policy 1: ...", Delete. This duplicates the line above it.</p> <p>2) Page 11, Heading "Core Policy 44: Landscape", Line 2. Replace "... District's landscape will be protected ..." by "District's landscape. These will be protected ...".</p> <p>3) Page 13, Section 3.3, Para 2. I would delete the comment regarding "buses". The major problem was a bus service to and from Didcot. This has now been remedied by the introduction of the X36.</p> <p>4) Page 30, "Sustainable Development – in determining ..." should read "Sustainable Development– in determining ...".</p> <p>5) Page 36, Para 5 to Page 37, Para 1. "The provision of ..." to "... District Planning team."</p>	<p>Thank you for your comments, detailed response and support for the plan. The draft has been updated for the Reg 16 submission. There was some duplication of text within the final Reg 14 draft which has also been resolved.</p>

		<p>Delete these paragraphs. They duplicate Page 35, Para 5 to Page 36, Para 3.</p> <p>6) Page 36, Para 4, Line 1. "s and other ...". There is something missing at the beginning here.</p> <p>7) Page 41, EHNP 3, Line 4. "District Councils" should read "District Council's".</p> <p>8) Page 43, Paras 3 and 4: "Recent talk ..." to "other settlements". Delete – duplicates previous two paragraphs.</p> <p>9) Page 48, First Line under the heading "Policy Context". "Vales" should read "Vale's"</p> <p>10) Page 71, Para 5, Line 5. "... what was paddocks ..." should read "... what were paddocks ...".</p> <p>11) Page 71, Para 5, Line 6. "... contained. Resulting in higher ..." should read "... contained. This has resulted in higher ...".</p> <p>12) Page 72, EHNP 8, Para 3, Lines 1-2. "Development should include % public open space of no less than 50% of the development site ...". This is not clear. Is there a number missing before the first % ?</p> <p>13) Page 72, EHNP 8, Para 5, Line 2. "... size, no development ..." should read "... size. No development ...".</p> <p>14) Page 73, Line above heading "5.3.2 EHNP Policy 9 ..." "compliments" should read "complements".</p> <p>15) Page 79, EHNP 10. The list of bullet points should include "Provision for accessible toilet(s)".</p> <p>16) Page 90, Under "Rational" heading, Para 5, Line 3. "has a" should read "has a".</p> <p>17) Page 95, Delete Lines 9-17 "that exceeds ..." to "as standard.". (Duplicate)</p> <p>18) Pages 94-98. The introductory section relating to EHNP 14 does not make any mention of the need to demonstrate best practice in reducing carbon emissions; it includes only flooding, air quality, and noise and vibration issues. In contrast, the first paragraph of the policy summary on Page 99 does address the reduction of carbon emissions. The two should be consistent. Is there a policy on solar panels, windmills? Likewise, there should be a consistent approach for greywater systems. Greywater should be defined as people may be unfamiliar with the term.</p> <p>19) Page 100, EHNP 14, Line 5. "...45 db L<sub>AmaxF</sub> by more than 15 times)" Is that 15 times per hour, per night, over the life of the development? Please specify.</p>	
**REDACTED**	Individual resident	I am commenting as a resident of East Hanney having lived here since 1981 (over 40 years).	Thank you for your comments, detailed response and support for the plan. The draft has been updated for the Reg 16

		<p>I am in general agreement with the policies described in the EHNP and the supporting information supplied. During my time in East Hanney I have seen numerous changes and significant expansion of the village which is becoming more urban, predominantly over the last 10 years and mostly unsupported by infrastructure improvements. I sincerely hope that the plan is adopted and can be used to prevent further excessive growth and urbanisation, to confine the village within existing boundaries and to keep East Hanney as a separate entity from West Hanney, Grove and Steventon.</p> <p>I have several specific comments which are intended as constructive suggestions, some editorial and others related to content. These are given below, but may not be exhaustive so it may be worth considering the suggestion in related parts of the document.</p> <p>Page 5 The first 2 paragraphs are repeats</p> <p>Page 8 Last para gives census figures for population, not dwellings and Page 9 first para gives growth in number of properties but does not state the base level. It could be helpful to express the increase in number of people / properties more directly comparable. The document does discuss these rates of growth in various other places and consistency of presentation could be helpful.</p> <p>Page 13 point 3.3 refers to specific pages in App A, but these do not seem correct.</p> <p>Page 16 references to pages in App B don't match and reference to App A (frequency of shop use) should also be to App B. It may be worth checking all cross references are as you want. intend them.</p> <p>Page 30 bold text has a typo in should be in Design Guide App F page 11 discusses parking. Should one of the Policies include consideration to stopping people converting off road parking into additional living space. This seems to be happening in a number of recent planning applications.</p> <p>The Appendices are listed on page 102 and identified from the contents page of the entire document. However, when reading</p>	<p>submission. There was some duplication of text within the final Reg 14 draft which has also been resolved.</p>
--	--	---	---

		<p>through the appendices they have different footers, not all naming the Appendix, not all with page numbers and/or total number of pages. This can make it difficult to locate something referenced from the main text.</p> <p>Page 41 EHNP Policy 3 defines infill. Should it also describe what does not constitute infill e.g. building behind established frontages / building line e.g. as happened at Aldworths Close.</p> <p>Page 47 EHNP Policy 4 does not specifically include maintaining the gap between EH and Grove, although that topic is discussed as an important consideration under coalescence rationale.</p> <p>Page 52/52 EHNP 5 stresses a need for native trees and hedgerows, which is good. Could planting of Leylandii be specifically forbidden. Not such an issue in East but it has been planted in West Hanney round the external boundaries of the development opposite The Plough, even though those planning permissions required retention of the native hedgerows. It looks very unsightly and is not a rural edge to the village. I did take this up with the planning department at the time and the developers had wriggled – they had left the native hedge but then planted Leylandii immediately outside the original hedge!</p> <p>Page 55 rationale for Letcombe Brook makes passing mention of water voles. However the Brook is a very important habitat for these animals which are fully protected under section 9 of the Wildlife and Countryside Act 1981(as amended). There are quite a lot of colonies with active breeding along the Brook as it runs through East Hanney and these must not be disturbed in any way. I suggest the detail in the rationale could be expanded to emphasise the point and potentially be directly incorporated into the Policy EHNP 6</p> <p>P57/ 58 EHNP 6 refers to “developments”. Does this mean the entire property (house plus garden) or the built house area only? The boundary of the property should be well back from the Brook as there will be disturbance at the edges e.g. with disturbance from garden users, dogs etc. I suggest more clearly defining the buffer strip.</p> <p>Page 64 last para. Cowslip is one word. Text in the two sentences seems very repetitive making it hard to read. There is no need to use “County Wildlife Site” twice in the first sentence.</p>	
--	--	--	--

		<p>P63/64/65 and EHNP 7. Should The East Hanney Green be included as an open space?</p> <p>Page 72 Policy EHNP 8. Paras 2 and 4 refer to housing density, once as 20 houses per hectare and the other time as 15 dph. It would look tidier to unify the way the units are expressed. Para 3 doesn't need the first % symbol.</p> <p>Page 72 Policy EHNP 8. Para 5 states "no development should be any larger in housing number than any of the pre-existing development closes or sites". I am concerned this is not specific enough and could be misinterpreted. Would it be possible instead to define a maximum number of houses (dwellings?) in this policy to enhance clarity? Dews Meadow would appear to be the largest recent single site (55 as given in Fig 1 App A). Another site of 55 is too many and inappropriate for the village. The collection of sites between the A338 and Steventon Road are now continuous. If they were unscrupulously interpreted as a single site, it could permit a development of up to 183!</p> <p>Page 72 Policy EHNP 8 Could something be added to this policy to stop adjoining developments such as Phase 1/ phase 2 as proposed north of Ashfields Lane?</p> <p>P 83 Policy EHNP 11 Para 2. I am not sure how developers/decision makers will pick out "priorities from App B". There is a lot in App B but I couldn't find a specific list of priorities.</p> <p>P83 Policy EHNP 11 It could be clearer if the different policies in para 3 were separated out.</p> <p>P 87 Policy EHNP 12 Second para is not clear whether ongoing maintenance provisions apply simply to Green Spaces for Play or to all Green Spaces in new developments. If the latter, a similar provision needs to be included in EHNP 8.</p> <p>P92 EHNP 13 It is all well and good stopping developers installing excess lighting. What stops residents putting in their own? Not to mention excessive Christmas decorations!</p> <p>Page 99/100 EHNP 14 does not seem to have much emphasis on flood risk mitigations (nor did EHNP 6, Letcombe Brook) The preceding rationale to EHNP 14 identifies flood risk as a major</p>	
--	--	--	--



		<p>concern so clear policies in this respect are required. Furthermore ongoing responsibility and funding for maintaining any flood risk mitigation measures must be included.</p> <p>Page 99 EHNP 14 bullet 2 states no “gated cul-de-sacs”. I may be being dim but does this mean no gates at entry point to a cul-de-sacs e.g. as at Aldworths Close, no gates to allow pedestrians / cycles, but not cars, through a development e.g. as at Anderson Place/ Whitfield Gardens or what?</p> <p>The Policies have different format in terms of editorial presentation – e.g., use of *, letters, numbers or no bullet point identifiers.</p> <p>The different policies are written with different emphasis – some are very definite points that would be acceptable or otherwise; some points are more suggestive of what should be done; some points relate to submitting a plan, but this does not ensure the policy action is taken.</p> <p>I hope these are useful and constructive comments and I would be very happy to discuss any of them in more detail if further clarification is required.</p> <p>I have just remembered another point I wanted to raise:</p> <p>Garages need to be large enough to get cars into them. Many new developments seem to use garages simply for storage, which immediately increases parking on the roads.</p> <p>I have just walked round The Silk Mill (Dews Meadow) and there are many cars parked on the road or the red paved strip, which I take to be for pedestrians and differentiated from the grey paved road. No sign of cars in garages and not even many on the driveways. This practice should be discouraged / forbidden in new developments.</p>	
**REDACTED**	Individual resident	<p>Error Page 8 – Letcombe Brook flows into Childrey Brook, which then flows in turn into the River Ock. It is Childrey Brook, not the Ock, which has influence on the village.</p> <p>There are many typos and incorrect references and repetitions throughout the document.</p> <p>I agree with the broad principles and details outlined in the plan’s</p>	<p>Thank you for your comments, detailed response and support for the plan. The draft has been updated for the Reg 16 submission. There was some duplication of text within the final Reg 14 draft which has also been resolved</p>

		<p>Objectives and Policies and hope that the trend, driven by developers in recent years towards urbanisation of the village, can be halted now to preserve the character of the pre-2011 village, to confine the village to its existing defined boundaries with limited infilling where appropriate and of a size for the needs of the village. Above all it must remain a village well separated from Grove and Steventon with what is left of the gap between East and West Hanney preserved as a green space in perpetuity.</p> <p>Wherever possible existing green spaces and their associated trees and hedges should be retained and significantly enhanced where this is possible. Developers past, present and future should be forced to maintain the ditches and other drainage channels they have compromised, and, to maintain any new plantings of trees and shrubs in open areas for at least 25 years after planting.</p> <p>The status of Letcombe Brook is a significant, rare and important village resource and special wildlife habitat. The Brook is one of only 225 chalk streams in the world and supports a range of protected species such as brown trout, bullhead, otters and water voles. The Brook faces a number of serious threats, including pollution (TW water treatment works upstream of the village), non-native species, physical modification, climate change and population growth in our local area. The EHPC N Plan should include designating areas sensitive to endangered and protected vulnerable species such as otters and water voles as a "Wildlife Reserve" with restrictions in place to prevent dogs and young children, adults too, disturbing these important areas. The Iron Bridge to Lower Mill should be a "No dogs, No children" in the water, as this is where there are several established water vole colonies.</p> <p>Hope this helps focus in the EHPC plans.</p>	
**REDACTED**	Individual resident	What a lot of work. Seems fine. Well done.	Thank you for your comments and supporting response.
**REDACTED**	Individual resident	<p>I can think of very little, if any of the Plan I disagree with. I read it all. Reference P19 and the comment of East Hanney being designated a 'Larger village' when really it does not conform to this category - How very twe!</p> <p>I was also very much in agreement with the sentiments expressed on P30 on how new developments should conform with the policy</p>	Thank you for your comments and supporting response.

		<p>on Sustainable development. The new Bovis homes at Summertown woefully do not!</p> <p>The many comments on infrastructure keeping up with/expanding alongside development also chimed loudly with me (Appendix B). Also of great concern to me is the ongoing issue of FLOODING! The point is well made on p95, where it is pointed out that the new Dews Meadow development occupies land that for countless years acted as a natural sink or 'sponge' which held water due to its relief and therefore helped protect this low lying village against flooding. The point about more balancing ponds is well made at the foot of P95.</p> <p>As a general point i feel that perhaps the Neighbourhood Plan document fails to stress sufficiently that East Hanney is threatened in so many ways by being overrun by new housing. It is just impossible to sustain development at the rate we have witnessed, without completely unbalancing (in everyway) a village that has developed organically since early medeval times. This alone is in my view sufficient argument to cease all additional development of more than a few houses (i:e small infills) for the foreseeable future.</p>	
**REDACTED**	Individual resident	<p>Whilst the EHNP seems sensible as far as it goes, I note that there is minimal mention of the impact of the proposed reservoir on what the Parish Council is looking to achieve. For me, the reservoir would be a complete game-changer as far as East Hanney is concerned, and I don't see how the EHNP can be particularly relevant without looking at :-</p> <p>A) the potentially catastrophic impact on the village if the reservoir plan is the wrong one, and</p> <p>B) the opportunity to mitigate the downside with at least some positives.</p> <p>If the wrong reservoir plan goes ahead, such that we have 15 years or more of large lorries thundering through the village, noise, dust, danger etc, with increased flood risk and a permanent eyesore, then any enjoyment of living in the village will be gone for a generation at least (possibly forever) – in which case any consideration of where or what housing to build, nature projects/open spaces, marginally better village amenities etc all becomes pretty much irrelevant. Or at least would need to be completely different if the reservoir went to ahead compared to if it</p>	<p>Thank you for your comments and supporting response. The draft plan has been updated to incorporate some of the wider considerations of the impact of the reservoir should it be taken forward. Your note has also been forwarded to the Parish Council.</p>

		<p>didn't.</p> <p>So I would firstly like to see EHPC setting out its strategy for getting the best possible outcome vis-a-vis the reservoir, whether that is out-and-out opposition or looking to secure :-</p> <ol style="list-style-type: none"> <li>1) A smaller reservoir, in terms of both footprint and depth,</li> <li>2) A significant gap (at least half a mile) between the reservoir and the village,</li> <li>3) All reservoir construction traffic to access the site directly off the A34 (either at the Marcham interchange or via a new junction at Drayton), and an enforceable ban on all such traffic coming through the village and ideally on local roads,</li> <li>4) A new permanent road layout to take as much traffic away from the village as possible. Potentially a new bypass (as hinted at by the EHNP), but certainly a new road from south of East Hanney round the eastern side of the reservoir linking up to the A34 at Marcham or a new Drayton interchange (to take away much of the northbound traffic coming up from Grove, Wantage etc),</li> <li>5) Construction parameters eg working hours, noise/dust prevention barriers, siting of workers' trailer parks etc,</li> <li>6) Community benefits from Thames Water, both on the reservoir site (recreation opportunities) and contributions to community assets.</li> </ol> <p>Clearly the reservoir issue is a much more difficult/complex one than the EHNP. To be most effective, any mitigation plan would need to be a joint effort with other Parish Councils, government agencies, community groups, landowners and other interest groups. There are many unknowns, not least whether the reservoir is even viable, and many things over which EHPC doesn't have much/any control. But I would like to know what approach the PC plans to take at a "big picture" level at the various stages of the reservoir plan – whether fundamentally to oppose or to mitigate, and what specifics they would or would not prioritise (eg traffic, air/noise pollution, roads, flooding etc). I think this should be a fundamental part of this EHNP, as the wrong reservoir plan has the potential to completely ruin the village, almost irrespective of anything else.</p>	
--	--	---	--

		<p>Secondly, I would suggest it wise to think about how the EHNP would be different within the village itself if we knew that the reservoir was going ahead. If the reservoir were to be dropped in, in various “big picture” scenarios, how would that affect the PC’s views on roads, housing, nature, amenities etc. I’d suggest the EHNP should have a section covering this scenario, in broad terms eg would consent for a reservoir change the PC’s thinking on where housing should or shouldn’t be, and what type of housing, would nature/amenity/open space aims remain unchanged etc.</p> <p>It could be argued that the timescales are such that this EHNP isn’t the right forum in which to address the reservoir issue. But precedent has shown that such things can happen very quickly and once the momentum starts the opportunity to influence them is lost. If it is not to be included in the EHNP, then I’d suggest that as an absolute minimum the PC should produce a separate plan as regards the reservoir (though I personally cannot see how the EHNP can be divorced from the reservoir issue).</p>	
--	--	--	--

## Appendix Y - second consultation with VOWH NP team and specialists

### Specialist comments received, October 2022

Ref	Section/Policy	Comment/Recommendation	Action/Response
EHNP6	Trees and Hedgerows	<p>Our Ecology Officer has recommended it is worth acknowledging (via a footnote or asterisk) that hedgerows that mark or form the boundary of domestic residential curtilages do not benefit from any protection under the Hedgerow Regulations 1997 and can be removed at any time without prior consent or approval from the LPA. This recommendation has been inserted as a footnote for the NP group's review.</p> <ul style="list-style-type: none"> <li>In contrast, and as background, the Ecology Officer provided the following notes regarding native hedgerows:</li> <li>Native hedgerows are priority habitats ('habitats of principle importance for the purpose of conserving biodiversity' identified under section 41 of the Natural Environment and Rural Communities Act 2006).</li> <li><a href="#">JNCC</a> definition of priority hedgerow habitat provided below (traditional orchard definition is also provided within the same document):</li> </ul> <p><i>Hedgerows</i></p> <p><i>The definition of this priority habitat has been amended from the pre-existing Habitat Action Plan for ancient and/or species rich hedgerows</i></p> <p><i>(<a href="http://www.ukbap.org.uk/UKPlans.aspx?ID=7">http://www.ukbap.org.uk/UKPlans.aspx?ID=7</a>).</i></p> <p><i>A hedgerow is defined as any boundary line of trees or shrubs over 20m long and less than 5m wide, and where any gaps between the trees or shrub species are less than 20m wide (Bickmore, 2002). Any bank, wall, ditch or tree within 2m of the centre of the hedgerow is considered to be part of the hedgerow habitat, as is the herbaceous vegetation within 2m of the centre of the hedgerow. All hedgerows consisting predominantly (i.e. 80% or more cover) of at least one woody UK native species are covered by this priority habitat, where each UK country can define the list of woody species native to their respective country. Climbers such as honeysuckle and bramble are recognised as integral to many hedgerows, however they require other woody plants to be present to form a distinct woody boundary feature, as such they are not included in the definition of woody species. The</i></p>	<p>Note with asterisk incorporated as recommended.</p> <p>Supporting information noted and is very helpful in supporting the draft policy. Trees and Hedgerows meeting definition recognized as Priority habitat. As is traditional orchard.</p>

		<p><i>definition is limited to boundary lines of trees or shrubs, and excludes banks or walls without woody shrubs on top of them.</i></p> <p>Paragraph 179b of the NPPF encourages plans to “<i>promote the conservation, restoration and enhancement of priority habitats...</i>”</p>	
EHNP6	Trees and Hedgerows	Amendments to draft policy wording recommended by Tree officer, and Ecology officer.	Policy drafting amended as recommended.
EHNP7	Letcombe Brook	<p>Amendments recommended to the supporting text relating to the detail of the Recovery zone, and flood zones.</p> <p>Recognition that the Letcombe Brook itself is a source of fluvial flood risk. Areas around the brook are FZ3b (functional flood plain). Letcombe Brook is a Priority habitat.</p> <p>Minor amendment for clarity as it is a requirement for development proposals located within 20m of a watercourse to provide a construction management plan.</p> <p>Amendments recommended to supporting text relating to Nature Recovery Network.</p>	All recommended amendments applied.
EHNP7	Letcombe Brook	Amendments to draft policy wording recommended by planning officer and ecologist.	Policy drafting amended as recommended.
EHNP9	Nature Recovery and Biodiversity	New policy recommended based on drafting from Culham NP. Amendments to supporting text relating to the draft Nature Recovery Network (NRN) from EHNP 7 incorporated.	New policy with suggested drafting introduced into the Plan. Recommended changes to policy drafting incorporated.
EHNP15	Flood mitigation and climate change	<p>Recommended that the policy address ‘Flood mitigation in new housing schemes and climate change’.</p> <p>Supporting text to note re flood zones in East Hanney: All land is categorised as being in a flood zone. We suggest that this is amended to state “categorised as FZ2 or FZ3” instead.</p> <p>Reference to most up to date flood evidence, from the SFRA recommended.</p> <p>Update/amendment to text referencing the potential strategic reservoir.</p> <p>Amendment to supporting drafting recommended by drainage officer.</p> <p>Amendments to draft policy wording recommended.</p>	<p>This new policy gives specific focus on elements important to the village which in the earlier draft were part of a policy covering a number of areas.</p> <p>All recommendations and amendments are incorporated.</p>
EHNP16	Sustainable development and Environmental impact	<p>Minor bullet point amendment to policy drafting to ‘encourage’.</p> <p>Recommended deletion of a bullet point relating to offsetting, ‘awaiting the BNG Regulations that are very likely to allow offsetting elsewhere.</p>	Recommended amendments applied.

## Appendix z – Regulation 14 consultation consultees list

### Statutory consultees

Organisation	Email address	Contact date
London Boroughs n/a		
Oxfordshire County Council	PlanningInOxfordshire@oxfordshire.gov.uk	Email 21 <sup>st</sup> Dec 2021
Oxfordshire County Council	southandvale@oxfordshire.gov.uk	Email 21 <sup>st</sup> Dec 2021
South Oxfordshire District Council Vale of White Horse District Council	planning.policy@southandvale.gov.uk	Email 21 <sup>st</sup> Dec 2021
Councillor **REDACTED**	**REDACTED**@Oxfordshire.gov.uk	Email 21 <sup>st</sup> Dec 2021
**REDACTED**	<a href="mailto:councillor@**REDACTED**.co.uk">councillor@**REDACTED**.co.uk</a>	
Update Town / Parish Council - neighbouring and within		
West Hanney Parish Council	<a href="mailto:parishclerkwesthanneypc@gmail.com">parishclerkwesthanneypc@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021
Charney Bassett Parish Council	<a href="mailto:parishclerk@charneybassett.org.uk">parishclerk@charneybassett.org.uk</a>	Email 21 <sup>st</sup> Dec 2021
Denchworth Parish Council	**REDACTED**@virgin.net	Email 21 <sup>st</sup> Dec 2021
Grove Parish Council	<a href="mailto:parishcouncil@grove-oxon.org.uk">parishcouncil@grove-oxon.org.uk</a>	Email 21 <sup>st</sup> Dec 2021
Marcham Parish Council	<a href="mailto:clerk@marchamparishcouncil.gov.uk">clerk@marchamparishcouncil.gov.uk</a>	Email 21 <sup>st</sup> Dec 2021
Steventon Parish Council	<a href="mailto:steventonpc@tiscali.co.uk">steventonpc@tiscali.co.uk</a>	Email 21 <sup>st</sup> Dec 2021
The Coal Authority	planningconsultation@coal.gov.uk	Email 21 <sup>st</sup> Dec 2021
Homes England	enquiries@homesengland.gov.uk	Email 21 <sup>st</sup> Dec 2021
Natural England	consultations@naturalengland.org.uk	Email 21 <sup>st</sup> Dec 2021
Environment Agency	planning_THM@environment-agency.gov.uk	Email 21 <sup>st</sup> Dec 2021
Historic England	e-seast@HistoricEngland.org.uk	Email 21 <sup>st</sup> Dec 2021



Network Rail	townplanningwestern@networkrail.co.uk	Email 21 <sup>st</sup> Dec 2021
Highways England	info@highwaysengland.co.uk	Email 21 <sup>st</sup> Dec 2021
Marine Management Organisation	consultations.mmo@marinemangement.org.uk	Email 21 <sup>st</sup> Dec 2021
BT	**REDACTED**@bt.com	Email 21 <sup>st</sup> Dec 2021
EE	public.affairs@ee.co.uk	Email 21 <sup>st</sup> Dec 2021
Three	**REDACTED**@three.co.uk	Email 21 <sup>st</sup> Dec 2021
EMF Enquiries - Vodaphone & O2	EMF.Enquiries@ctil.co.uk	Email 21 <sup>st</sup> Dec 2021
Oxfordshire Clinical Commissioning Group	**REDACTED**@nhs.net **REDACTED**@nhs.net	Email 21 <sup>st</sup> Dec 2021
NHS England	reception.jubileehouse@property.nhs.uk	Email 21 <sup>st</sup> Dec 2021
Avison Young (on behalf of National Grid)	<a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a>	Email 21 <sup>st</sup> Dec 2021
National Grid	box.landandacquisitions@nationalgrid.com	
Cadent (if relevant)	plantprotection@cadentgas.com	Email 21 <sup>st</sup> Dec 2021
Scottish and Southern Energy Power (if relevant)	**REDACTED**@sse.com	Email 21 <sup>st</sup> Dec 2021
UK Power Networks	ConsentsEnquiries@ukpowernetworks.co.uk	Email 21 <sup>st</sup> Dec 2021
	developer.services@thameswater.co.uk	Email 21 <sup>st</sup> Dec 2021
Thames Water - Developer Services		
Thames WaterPlanning	ThamesWaterPlanningPolicy@savills.com	Email 21 <sup>st</sup> Dec 2021

## Community Groups and voluntary services

Organisation	Email address	Contact date
St James Primary School	<a href="mailto:office@stjamesce.vale-academy.org">office@stjamesce.vale-academy.org</a>	Email 21 <sup>st</sup> Dec 2021
Hanney War Memorial Hall	<a href="mailto:hwmh.hanney@gmail.com">hwmh.hanney@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021
Hanney Tennis Club	<a href="mailto:contactus@HanneyTennisClub.org.uk">contactus@HanneyTennisClub.org.uk</a>	Email 21 <sup>st</sup> Dec 2021
Hanney Cricket Club	<a href="mailto:hanneycricketteam@gmail.com">hanneycricketteam@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021
Hanney Youth Football Club	<a href="mailto:hyfcfooty@gmail.com">hyfcfooty@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021
Flood Group	**REDACTED**	Email 21 <sup>st</sup> Dec 2021
Hanney History Group	**REDACTED**@ <a href="mailto:btopenworld.com">btopenworld.com</a>	Email 21 <sup>st</sup> Dec 2021
Letcombe Brook Project	<a href="mailto:letcombebrook@hotmail.com">letcombebrook@hotmail.com</a>	Notified Dec 2021
<b>Interested parties and Local Businesses</b>		
	**REDACTED**@ <a href="mailto:thegreensonline.me.uk">thegreensonline.me.uk</a>	Email 21 <sup>st</sup> Dec 2021
	<a href="mailto:districtcomgrove@gmail.com">districtcomgrove@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021
	<a href="mailto:hanneyquestions@gmail.com">hanneyquestions@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021
	**REDACTED**@ <a href="mailto:hotmail.com">hotmail.com</a>	Email 21 <sup>st</sup> Dec 2021
Black Horse Public House	<a href="mailto:info@blackhorseeasthanney.co.uk">info@blackhorseeasthanney.co.uk</a>	Email 21 <sup>st</sup> Dec 2021
Dews Meadow farm shop	<a href="mailto:dewsmeadowfarmshop@gmail.com">dewsmeadowfarmshop@gmail.com</a>	Email 21 <sup>st</sup> Dec 2021

## Landowners

12 Separate Landowners with interests in the village were written to.

Responses received are provided in Appendix W, above. All Landowners were written to by letter, most were hand delivered or as stated in Appendix W.

Landowner	Date written to	Relevant area
**REDACTED** as Trustee	December 2021	Land known as 'ancient orchard'. LGS Area A in the REG 14 draft.
**REDACTED**	December 2021	LGS areas C, D, K in the REG 14 draft.
**REDACTED**	December 2021	Parcels 2, 4 and 5 in area B
**REDACTED** House	December 2021	Parcel 3 in area B
**REDACTED**	December 2021	Parcel 1 in area B, Area E and interest in area I.
**REDACTED**	December 2021	Parcel 1 in area B, Area E and interest in area I.
**REDACTED**	December 2021	Interest in area I.
**REDACTED**	December 2021	Interest in part of area F.
**REDACTED**	December 2021	Interest in area L and part of area F
**REDACTED**	December 2021	Area G
**REDACTED**	December 2021	Area H
**REDACTED**	December 2021	Interest in area J
**REDACTED**	December 2021	Interest in area J